

5. Background Information

PSR#	Page(s)	PSR#	Page(s)
General Planning Concepts	5-1 to 5-24	PP1	5-115 to 5-119
BO3-A	5-25 to 5-27	PP12	5-120 to 5-124
CD13	5-28 to 5-31	PP15	5-125 to 5-131
DS8	5-32	PP16	5-132 to 5-136
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NC12	5-86 to 5-91	VC15	5-188 to 5-192
NC13	5-92 to 5-97	VC17	5-193 to 5-196
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NC17	5-99	VC23	5-202 to 5-205
NC27 / NC36	5-100	VC27	5-206 to 5-212
NM8	5-101 to 5-106	VC29-A / VC29-B	5-213 to 5-217
NM16	5-107 to 5-114	VC53	5-218 to 5-221

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PLANNING REPORT

GENERAL PLAN 2020

Project Update and Confirmation of Direction



BOARD OF SUPERVISORS HEARING

May 21, 2003

Prepared by Department of Planning and Land Use • County of San Diego

May 21, 2003 Board of Supervisors Hearing Staff Report

SUBJECT: GENERAL PLAN 2020: PROJECT UPDATE AND CONFIRMATION OF DIRECTION (District: All)

The proposed land use designation for Supervisor Horn's properties, as well as for properties within a 500-foot radius, is based on retaining biological corridors with the lower densities, matching existing density, and recognizing properties located near major road infrastructure.

Once the two separate actions are complete, all Supervisors may take action on remaining properties contained in the December 2002 Working Copy Land Use Distribution Map.

PROJECT ISSUES:

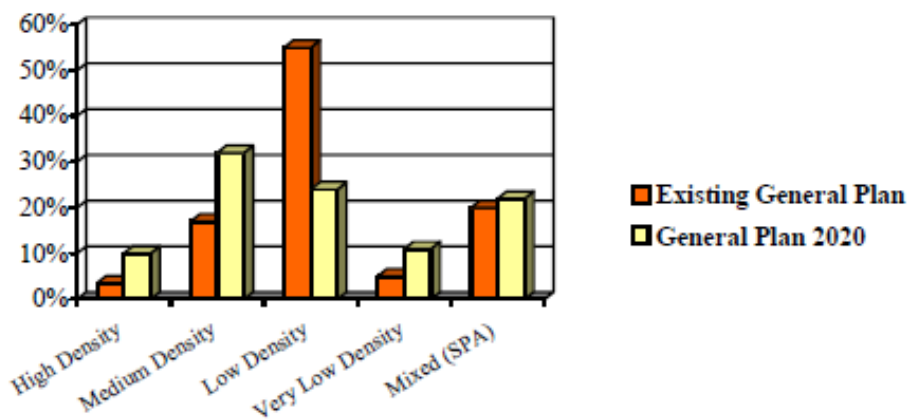
COMPETITION FOR LAND

San Diego County has a finite amount of land. During the past decade, the County's population growth fueled a competition for land available for housing, commerce, agriculture, recreation and wildlife habitats. This struggle became a focal point for GP 2020 discussions. Two ways the County can address this problem is by adopting a General Plan that favors more efficient development, and by following that up with building efficiency into zoning and subdivision standards.

Efficient Use of Land

Efficient land use means accommodating residential growth on less land. Although large lot residential development – which occurs primarily in semi-rural areas – is an important component of communities throughout the unincorporated County, vast amounts of low-density residential development make it difficult to balance the County's competing needs for land. Our existing General Plan does not accommodate future population growth in an efficient manner because 62% or 435,000 acres, of today's vacant, private land contains semi-rural densities of 1 dwelling unit per 2 or 4 acres⁴.

Figure 2: Future Dwelling Units (Present – 2020)



⁴ They are slope dependent designations, with densities of 1 du/2, 4 or 8 and 4, 8 or 20 acres depending on slope.

May 21, 2003 Board of Supervisors Hearing Staff Report

SUBJECT: GENERAL PLAN 2020: PROJECT UPDATE AND CONFIRMATION OF DIRECTION (District: All)

In order to reduce the competition for land, GP 2020 significantly reduces the amount of vacant, private land at these densities on the December 2002 working copy map (see Figure 2). Instead, GP 2020 applies planning concepts, formalized in Regional Categories within the land use framework, that result in more of a balance of high, medium, low and very low-density residential development in the region.

GP 2020 planning concepts seek to improve the County's efficient use of land. As applied to the December 2002 Working Copy maps, they will:

- Locate 80% of the 2020 population within the County Water Authority (CWA) boundary, which can accommodate higher density development.
- Create or expand moderate to high-density residential capacity in appropriate areas within the CWA boundary.
- Reduce low-density residential capacity in semi-rural areas located outside the CWA boundary unless an area already has an established pattern.
- Reduce low-density residential capacity in semi-rural areas located inside the CWA boundary where land is highly constrained or where agricultural use is concentrated.

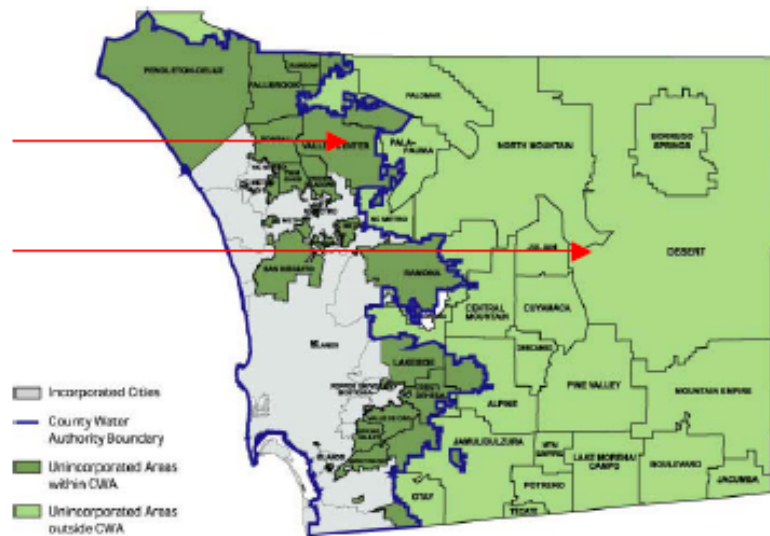
Figure 3: Proposed Population Distribution in 2020

Population in 2020 is focused inside the CWA boundary:

80% of the population in 2020 will be located inside CWA boundary.

20% will be located outside the CWA boundary.

The population distribution on the existing General Plan is **60%** inside and **40%** outside the CWA boundary.



These adjustments to the County's General Plan will help ensure that land will be available for population growth beyond the year 2020 and for the variety of uses we enjoy today.

PLANNING CONCEPTS

May 21, 2003 Board of Supervisors Hearing Staff Report

SUBJECT: GENERAL PLAN 2020: PROJECT UPDATE AND CONFIRMATION OF DIRECTION (District: All)

In addition to providing guidance for directing regional growth, GP 2020 planning concepts provide guidance for preparing land use maps within each community. There are three separate but interrelated concepts derived from guiding principles developed by GP 2020 advisory groups (see Attachment C).

Future Growth Areas

This concept directs future growth to areas where existing or planned infrastructure and services can support growth and to locations within or adjacent to existing communities. By giving priority to growth within areas identified for urban level densities, this concept also helps to retain the rural setting and lifestyle of remaining areas of the County. Most areas that are appropriate for directing future growth are located within the CWA boundary, and future development outside that boundary is limited. In order to decrease potential development outside the CWA boundary and in areas without infrastructure and services, residential densities will typically be reduced in areas where land is not already parcelized.

Development Capacity

This concept assigns densities based on an analysis of existing development constraints – such as road access, available water/sewer services, topography, significant habitats, and groundwater resources. Implementing this concept required the introduction of new residential designations that produce lower density development than existing designations in the General Plan.

Recognizing environmental constraints — topography, significant habitats and groundwater resources — when applying densities to land throughout the County is consistent with the County's Strategic Initiatives⁵ for The Environment. This concept will reduce environmental impacts caused by locating development in inappropriate locations. Density-based planning, described in the Land Use Framework section, also allows developers to avoid steep slopes and habitats while achieving their development objectives.

Community Development

This concept (see Figure 4) seeks to provide a physical structure for creating communities, and it includes a village center surrounded by semi-rural or rural land. In communities located inside the CWA boundary, higher density neighborhoods and a pedestrian-oriented commercial center would provide a focal point for commercial and civic life. Medium-density, single-family neighborhoods, as well as a broad range of commercial or industrial uses, would surround the commercial core. Semi-rural neighborhoods surrounded by greenbelts, agricultural uses, or other rural lands would be located outside the more urbanized portion of the community.

Planning concepts associated with physical form are consistent with the County's Strategic Initiatives for Safe and Livable Communities:

- This concept provides a framework for communities to create a pedestrian-oriented town center, which is strongly associated with livable communities.
- Town centers provide a focal point for a community's commercial, civic and social life.

⁵ The County's Strategic Initiatives are broad, organization-wide goals that help prioritize specific County efforts and programs.

May 21, 2003 Board of Supervisors Hearing Staff Report

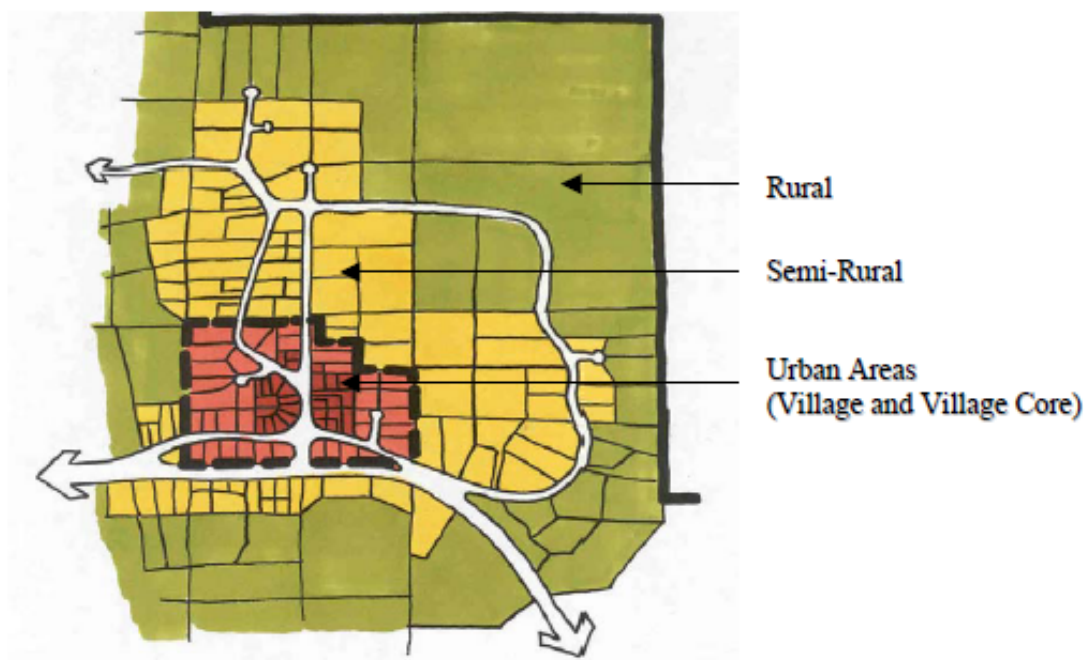
SUBJECT: GENERAL PLAN 2020: PROJECT UPDATE AND CONFIRMATION OF DIRECTION (District: All)

- Retaining greenbelts around communities helps establish community identity, as well as retain the rural character that contributes to quality of life within the unincorporated County.

Community development concepts include a balance of development densities, housing types, and uses within each community. This meets another County-wide Strategic Initiative of supporting Kids through the planning for housing, parks and open space.

Although the community development concept may not fit some existing communities because of historical development patterns, it provides a clear guide for future development in many communities that will benefit from retaining, enhancing or creating this type of development pattern.

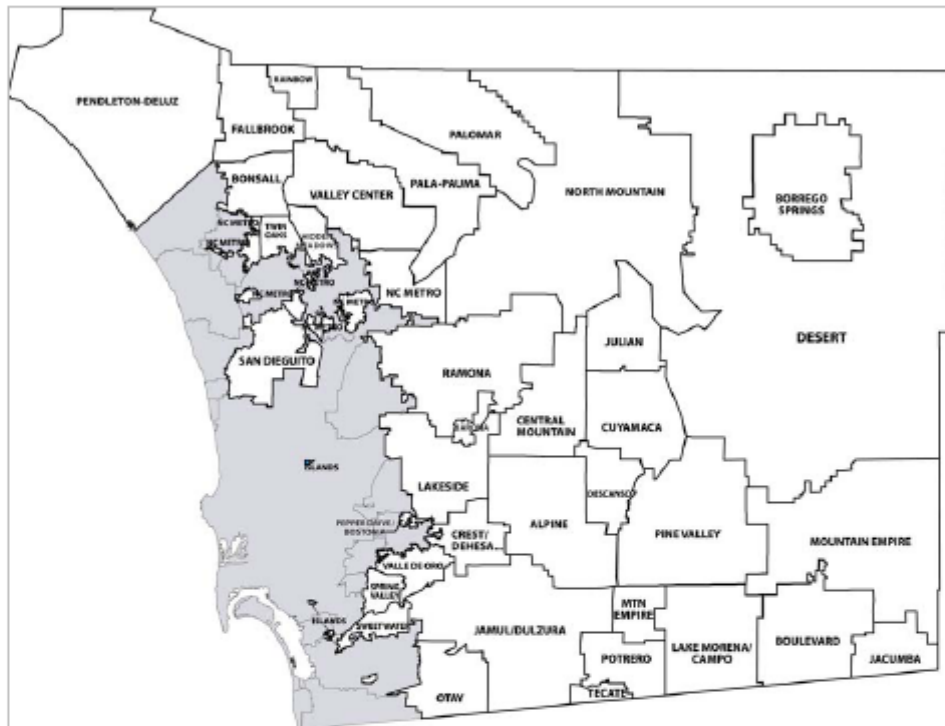
Figure 4: Community Development Concept



REGIONAL GOALS AND POLICIES

The Steering Committee and Interest Group Committee prepared draft goals and policies (see Attachment D) for use as a guide during the mapping process. With few exceptions, the goal and policy statements prepared by the two advisory groups are consistent with one another and compatible with GP 2020 planning concepts. Draft goals and policies also provide a strong basis for preparing the Regional Elements, and staff and consultants will evaluate them for inclusion in that draft document. Draft Goals and Policies are being submitted to the Board of Supervisors as a work in progress, subject to future review as part of a complete package of goal and policy statements within the Draft General Plan 2020 Regional Elements.

LAND USE FRAMEWORK



GP2020

PLANNING CONCEPTS

This document includes planning concepts approved by the Interest Group Committee on July 9, 2001 and revised by the Steering Committee on July 28, 2001.

► CONCEPTS
CRITERIA

CONCEPT A -

Village Core	<ul style="list-style-type: none">• High-density residential and mixed uses planned at 7.3 du/acre and denser• Pedestrian-oriented development directed towards the core• Regional-scale commercial uses (serving an area larger than the village)• Access to Circulation Element Roads• Availability/potential for public transit system• Sewer &/or CWA water available and additional infrastructure planned for additional planned population• Restricted expansion of villages east of CWA boundary• Densities and dimension relative to community size• Design standards shall apply
Core Support Area	<ul style="list-style-type: none">• Medium-density multi-family/single-family residential planned at a range from 4.3 du/acre to 10.9 du/acre• Neighborhood-scale commercial serving local residents or village core commercial• Industrial uses may be allowed• Adjacent to core but configuration and densities are relative• Residential housing scaled to employment needs• Geographic restrictions should apply reflecting existing development patterns• Design Standards shall apply
Natural Resource Areas	<ul style="list-style-type: none">• Low residential densities (1 du/40 acres to 1 du/160 acres) mixed with agriculture uses, public lands, open space easements and habitat corridors• Limited circulation access• Reliance on groundwater and septic systems• Keeps intact the rural landscape and results in visual separation of communities• Use of PDRs, TDRs, and other mechanisms** <p>** # 6 from "Guiding Principles" – to be further discussed</p>

CONCEPT B -

Village Core	<ul style="list-style-type: none">• High-density residential and mixed uses planned at 7.3 du/acre and denser• Pedestrian-oriented development directed towards the core• Regional-scale commercial uses (serving an area larger than the village)• Access to Circulation Element Roads• Availability/potential for public transit system• Sewer &/or CWA water available and additional infrastructure planned for additional planned population• Restricted expansion of villages east of CWA boundary• Densities and dimension relative to community size• Design Standards shall apply
Core Support Area	<ul style="list-style-type: none">• Medium-density multi-family/single-family residential planned at a range from 4.3 du/acre to 10.9 du/acre• Neighborhood-scale commercial serving local residents or village core commercial• Industrial uses may be allowed• Adjacent to core but configuration and densities are relative• Residential housing scaled to employment needs• Geographic restrictions should apply reflecting existing development patterns• Design Standards shall apply
Semi-Rural	<ul style="list-style-type: none">• Semi-Rural uses are residential and small farm• An appropriate density, such as 1 du/acre, will be assigned• Clustering is encouraged to preserve contiguous open space, landforms and agriculture, as well as provide flexibility in lot size design• Semi-Rural is limited to locations where existing construction has already committed a well-defined area to this pattern of development. Appropriate criteria should guide the demarcation of these zones. The presence of parcelization in and of itself does not mean that a Semi-Rural District will be created.• Sewer service, where appropriate, may be used to support clustered projects• Design Standards shall apply
Natural Resource Areas	<ul style="list-style-type: none">• Low residential densities (1 du/40 acres to 1 du/160 acres) mixed with agriculture uses, public lands, open space easements and habitat corridors• Limited circulation access• Reliance on groundwater and septic systems• Keeps intact the rural landscape and results in visual separation of communities• Use of PDRs, TDRs, and other mechanisms** ** # 6 from "Guiding Principles" – to be further discussed

CONCEPT C -

Transit Node	<ul style="list-style-type: none">Working with MTDB and NCTD, public transit stations will be identified and medium to high-density residential and mixed-uses (7.3 du/acre and higher) will be planned within ¼ mile radius
(May be identified and defined.)	<ul style="list-style-type: none">Medium to high densities planned (2.9 du/acre to 24 du/acre) within 1-2 miles of transit station with convenient vehicular accessUrban-level services and public facilitiesEmployment opportunities for area larger than communityRegional-scale commercial uses

CONCEPT D -

Primarily areas east of CWA service line and other areas of suitable historic rural character

Goal is retention of rural character and open space, and protection of regionally significant resources. All communities east of the CWA service line are to be treated as unique entities, with a goal of retaining their existing setting and rural atmosphere.

Village Core	<ul style="list-style-type: none">A development limit line will be drawn tightly around each existing village-center. It may be either a "heavy line" on the map, or be indicated by a specific GP "Village Core" category.Within the village core, density will reflect existing patterns.The development limit line will extend outward from the core no further than where existing lots of 4.3 du/acre or less cover at least 75% of the Village Core area. No existing lots > than 10 acres will be included in the Core area.Only local commercial uses. Regional and tourist-serving commercial uses may be allowed where appropriate.Restricted expansion of roads.Permitted development of any type will be resource-based.Existing rural atmosphere to be maintained. (= Land Use Goal I-J)Existing buildable lots, regardless of size, are grandfathered
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Rural Lands Outside Village Cores	<ul style="list-style-type: none">Here the goal is to retain resources, agriculture, a rural appearance, and atmosphere, with little development and no new small-lot subdivisions.Maximum density will be 1 dwelling unit/80 or 160 acres.Permitted development of any type will be resource-based.Existing rural atmosphere to be maintained. (=Land Use Goal I-J)Existing buildable lots, regardless of size, are grandfathered.Use of PDRs, TDRs, and other mechanisms**
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** # 6 from "Guiding Principles" – to be further discussed

GENERAL PLAN 2020 Land Use Framework



GP2020 LAND USE FRAMEWORK

Steering Committee Draft

Changes approved as of December 14, 2002 meeting.

- Overview
- Regional Categories
- Land Use Designations

ATTACHMENT E

REGIONAL CATEGORIES

APPROVED: Semi-Rural Estates

Semi-Rural Estates are existing and planned settlements that contain low-density residential uses, agricultural uses, and support activities. Semi-rural areas serve as a transition between the Village and Rural Lands. Residential densities in Semi-Rural Estates should be related to the physical conditions, community character, and availability of public services and roads. Higher densities within the allowable range should be located near Villages, while lower densities should be located near Rural Lands. Site design methods that reduce onsite infrastructure costs and preserve contiguous open space are encouraged within this category.

APPROVED: Rural Lands

Rural Lands are areas appropriate for large farms², open space, very low-density residential use, and recreation. Rural Lands benefit all residents by preserving the County's rural atmosphere and by:

- Protecting land with significant physical and/or environmental constraints.
- Preserving limited resources such as open space and natural resources.
- Providing open space buffers and a visual separation between communities.

Typically, areas categorized as Rural Lands rely on groundwater and septic systems and are located away from existing urban-level development.

Residential Density Range:

All-County*: 1 du/acre to 1 du/10 acre

Special circumstances: Sewer Municipal services may be used for clustering that preserves open space, agriculture, or environmentally sensitive areas provided that the overall density is not increased.

*Existing: Estate Development Area (EDA);
Country Residential Development Area (CRDA)*

Residential Density Range:

West of CWA: 1 du / 20 or 40 acre

East of CWA: 1 du / 40, 80 or 160 acre

Special Circumstances: East of CWA, 1 du/40 acre should be located near the CWA line and existing communities. In limited circumstances with existing parcelization, 1 du/10 acre West of CWA and 1 du/20 acre East of CWA may be applied.

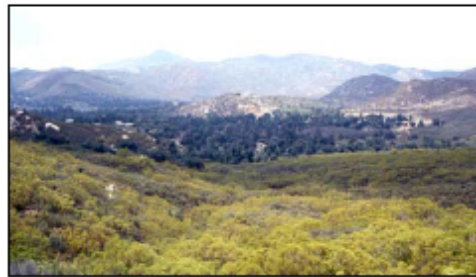
*Existing: Rural Development Area (RDA) /
Environmentally Constrained Area (ECA).*

² Community-Specific Conditions: Communities with special conditions, such as Borrego Springs, should address specific land use and ground water issues in their Rural and Semi-Rural areas within their community plans.



BOARD OF SUPERVISORS HEARINGS

General Plan 2020



RESIDENTIAL PROPERTY REFERRALS

September 24, 2003

Prepared by Department of Planning and Land Use • County of San Diego

September 24, 2003 Board of Supervisors Hearing Staff Report

SUBJECT: GENERAL PLAN 2020: RESIDENTIAL PROPERTY REFERRALS (District: All)

East County sub-region had the next highest number of referrals, and those referrals are primarily located in the Lakeside/Pepper-Drive, Ramona and Crest-Dehesa/Harbison Canyon/Granite Hills communities. Staff either agreed with, or agreed to a compromise solution for, more than half of all residential referrals.

Residential Referrals: Summary of Staff Recommendations

Sub-region	Agree	Compromise	Disagree	TOTAL
North County	22	30	38	90
East County	12	24	22	58
Backcountry	6	10	19	35
TOTAL	40	64	79	183

August 2003 Working Copy Maps

Regional maps that incorporate staff recommendations for residential property referrals are located in Attachment B. The August 2003 Working Copy Structure Map illustrates the proposed distribution of regional categories (Village Core, Village, Semi-Rural, Rural Lands and Public Lands) within the unincorporated County. The August 2003 Working Copy Land Use Distribution Map illustrates the proposed distribution of residential land use designations. Community-level maps are contained in Attachment A.

All August 2003 Working Copy Maps are consistent with the GP 2020 Land Use Framework for residential properties, located in Attachment C. Staff recommendations for properties with semi-rural designations (SR-1 through SR-10), as well as population forecasts for the December 2002 Working Copy Map, assume that semi-rural residential land use designations are slope dependent.

BASIS FOR STAFF RECOMMENDATIONS

Staff recommendations for residential property referrals are based on criteria directed by the Board of Supervisors and GP 2020 Objectives – which in turn are based on Board-endorsed Planning Concepts, Land Use Framework, and draft Goals and Policies. “Agree” and “Compromise” solutions are recommended whenever a request produces a change to the December 2002 Working Copy Map that is consistent with GP 2020 Objectives. Conversely, staff did not recommend a change to the December 2002 Working Copy Map (“Disagree”) whenever a request was not consistent with those objectives.

► Objective 1: Develop a Legally Defensible General Plan

This objective is primarily met by making mapping decisions that are consistent with GP 2020 concepts and policies, and that apply those concepts consistently across the region. A legally defensible General Plan is a balanced plan – where future growth is planned with public costs, traffic impacts and environmental impacts in mind.

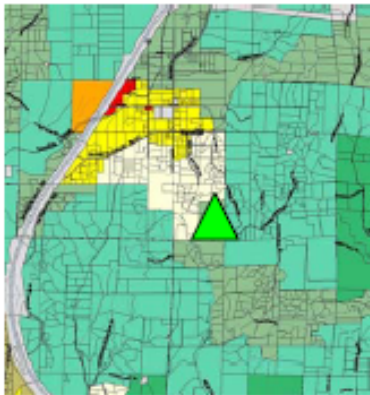
In many cases, staff accepted or compromised on property referrals where the impact of changing the density was localized. Because land use decisions must be consistently applied,

September 22, 2003 Board of Supervisors Hearing Staff Report

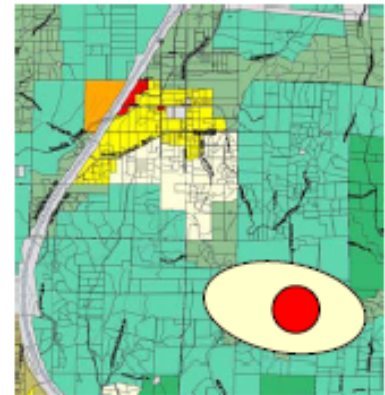
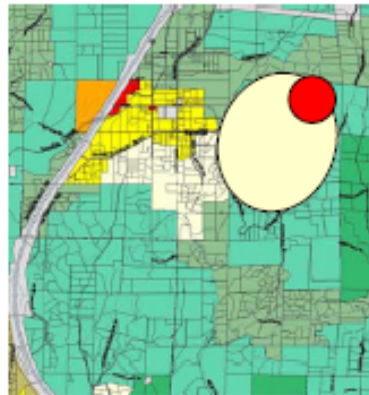
SUBJECT: GENERAL PLAN 2020: RESIDENTIAL PROPERTY REFERRALS (District: All)

staff did not agree with referrals where changing density on one parcel could produce a “domino effect” requiring a density change to many adjacent parcels with similar characteristics. The figure below demonstrates this principle.

Location A



Location B



At Location A, a request to change the density from Rural Lands (1 dwelling unit per 20 acres) to Semi-Rural (1 du per 4 acres, shown as light yellow) can be accommodated without altering the community's overall development pattern. In this case, the GP 2020 Community Development Model (Objective 8) provides a rationale for limiting the expansion of the semi-rural densities to the referred property.

However, a request for the same change at Location B could produce a much larger impact to the community plan. Either the request will require an extension of the semi-rural development pattern into rural areas of the community, or it will produce an isolated pocket of semi-rural development within the community plan. In either case, accepting the request at Location B produces a major change to the community map, its population forecast, and the character of its settlement pattern.

► Objective 2: Meet Growth Targets

Property referrals meet this objective when they produce a minor increase in population capacity over the December 2002 Working Copy Map, which has a population capacity of 678,500 persons. That population forecast represents a 53% increase over the existing population, and it meets the County's original target population of 660,000 persons. Exceptions were made in Twin Oaks and Borrego Springs, where population capacity was increased in order to meet other objectives. Property referrals that substantially expand areas of low-density residential development during this planning period were rejected because they reduce the efficient use of land and decrease the amount of land available for population growth beyond the year 2020.

► Objective 3: Reduce Public Costs

Meeting growth targets, and relocating the County's future growth, reduces public costs for the roads, law enforcement, fire protection, emergency medical, and other public facilities or services needed to support the County's future population. The following requests are not consistent with this objective:

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SUBJECT: GENERAL PLAN 2020: RESIDENTIAL PROPERTY REFERRALS (District: All)

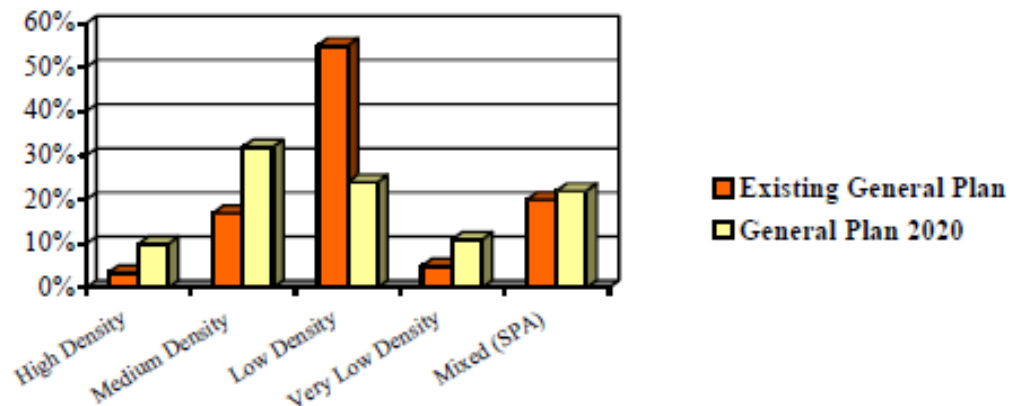


- Requests that substantially increase residential growth, which typically requires about 30% more in public expenditures for every dollar it generates in tax revenues.
- Request that generate isolated pockets of development also increase public costs because a large expenditure of funds will be needed to provide essential services to a small group of residents.
- Requests for increased residential development in backcountry communities – particularly areas located away from existing settlements.

► Objective 4: Balance Competing Interests

Accommodating residential growth on less land reduces the competition for land available for housing, commerce, agriculture, and habitat preservation. This was accomplished in GP 2020 by reducing the General Plan capacity for large lot residential development³, and by increasing its capacity for small lot and multi-family development.

Future Dwelling Units (Present – 2020)



The need to balance competing interests affects land use decisions within or near the County Water Authority (CWA) boundary where development pressures are high and the competition for land is intense. Property referrals for semi-rural densities higher than 1 dwelling unit per 10 acres do not meet this objective when they are located within the County's most highly productive agricultural areas. Nor do property referrals for low-density residential development in areas containing physically or environmentally constrained land.

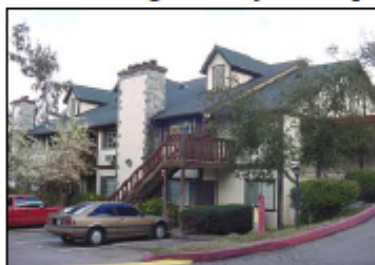
► Objective 5: Improve Housing Affordability

³ Large lot capacity was decreased for the following slope dependent designations: 1 du/ 2,4,8 acre and 1 du/ 4,8, 16 acre.

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SUBJECT: GENERAL PLAN 2020: RESIDENTIAL PROPERTY REFERRALS (District: All)

The GP 2020 Working Copy Map increases density in appropriate locations in order to provide more opportunities for constructing affordable building types – such as multi-family housing or small lot, single-family development.



Property referrals for higher density development (Village and Village Core densities) meet this objective when the request is compatible with the surrounding context. Property referrals for low-density development in remote locations and on highly constrained land do not improve housing affordability and are not consistent with this objective.

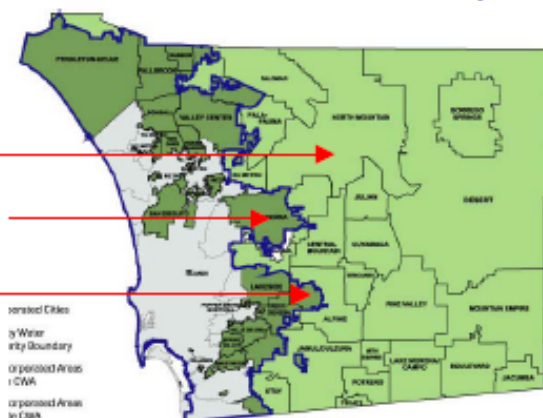
► Objective 6: Locate Growth near Infrastructure, Services and Jobs

This concept directs future growth to areas where existing physical infrastructure and services can support that growth and to locations within or adjacent to existing communities. Most areas that are appropriate for directing future growth are located within the CWA boundary.

Population in 2020 is focused inside the CWA boundary:

- **80%** of the population in 2020 will be located inside CWA boundary.
- **20%** will be located outside the CWA boundary.
- **CWA Boundary**

The population distribution on the existing General Plan is 60% inside and 40% outside the CWA boundary.



This objective was strongly considered when assessing residential referrals in remote locations, especially those located outside the CWA boundary and in Backcountry communities. It also affects some locations within the CWA boundary that are difficult to access and that lack essential services.

► Objective 7: Assign Densities Based on Characteristics of the Land

This objective affects residential referrals on highly constrained land. Assigning density based on an area's topography, habitats, road access, available services, groundwater resources and agricultural operations or contracts is a key GP 2020 Planning Concept. It produces land use maps that more accurately reflect actual development capacity when such constraints are taken into account.

For areas within the CWA boundary, the following site conditions were closely examined:

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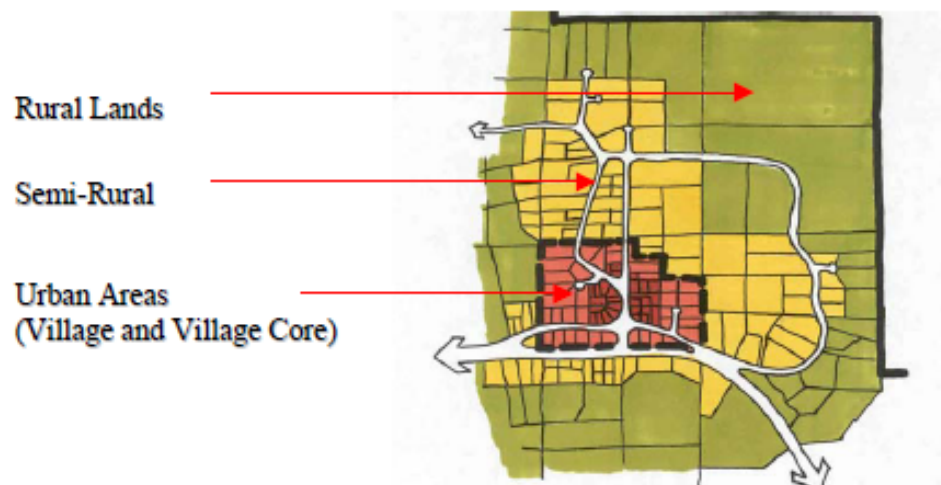
SUBJECT: GENERAL PLAN 2020: RESIDENTIAL PROPERTY REFERRALS (District: All)

- *Steep slopes:* Land containing significant amounts of steep (over 25%) or very steep (over 50%) slopes was typically not assigned semi-rural densities of 1 du/ 1, 2 or 4 acres⁴ on the GP 2020 Working Copy Maps.
- *Significant habitats:* Land designated as highly significant biological habitats was typically not assigned semi-rural densities of 1 du/ 1, 2 or 4 acres on the December 2002 (or August 2003) Working Copy Map. That is particularly true for major habitat corridors located in North County and East County communities.
- *Floodways and Floodplains:* Land in major floodways or floodplains was typically not assigned semi-rural densities of 1 du/ 1, 2 or 4 acres on the December 2002 (or August 2003) Working Copy Map.

Community concerns about groundwater resources were strongly considered when evaluating referred properties outside the CWA boundary.

► Objective 8: Create a Model for Community Development

GP 2020 Planning Concepts provide a physical structure for creating communities. Each existing or planned community will, whenever possible, include an urbanized area surrounded by semi-rural and rural land. To meet this objective, staff recommendations are based on an area's predominant constraints and its prevailing development pattern. This will benefit the entire community while keeping a landowner's right to develop existing parcels of land.



Staff agreed with landowner requests when a density change could be made that is consistent with the community's overall development pattern. Referrals are not recommended that substantially alter a community's development pattern, or that introduce semi-rural development into an otherwise rural setting. In urbanized areas, mapping changes are recommended when requests are compatible with existing development patterns.

► Objective 9: Obtain a Broad Consensus

⁴ These designations are slope-dependent in the GP 2020 Land Use Framework.

September 22, 2003 Board of Supervisors Hearing Staff Report

SUBJECT: GENERAL PLAN 2020: RESIDENTIAL PROPERTY REFERRALS (District: All)

Staff recommendations on property referrals are designed to retain a broad consensus for GP 2020 concepts and maps, which were produced through a long, complex planning process. At the Board's request, staff recommendations for changes to the December 2002 Working Copy Map incorporate direction provided by the Board⁵, as well as preferences received from the Planning Commission, Steering Committee, Interest Group, Community Planning or Sponsor Groups, and landowners. Staff also considered the following comments, listed in the Referrals Matrix, on residential property referrals:

- *Planning Commission:* Staff recommendations are consistent with the GP 2020 concepts, land use framework, and draft policies accepted by the Planning Commission earlier this year. Staff also changed eight recommendations on referred properties in response to recent Planning Commission actions taken on referred residential properties.
- *Community Planning and Sponsor Groups:* Most community preferences were incorporated into the December 2002 Working Copy Map, and property referrals that produced major changes to those maps are not recommended unless requests emerged from the community group.

Impacts to community character, and consideration of specific community issues identified during GP 2020 workshops, were also considered when making staff recommendations.

COMMUNITY MAP REVIEW

This section summarizes proposed modifications to community maps within three sub-regions: North County Communities, East County Communities and Backcountry Communities. A summary of community issues, along with an explanation of proposed changes, is provided for each sub-region.

North County Communities

Of the three sub-regions, North County communities contain the most undeveloped land that is located inside the CWA boundary and near the region's employment centers. These communities also contain much of the region's agriculture, significant amounts of rugged terrain, and areas with sensitive environmental habitats. Many areas have existing road deficiencies and lack sewer service.

The combination of physical conditions, existing uses, and development pressures produces a strong competition for land in North County communities. Pressures for residential growth are particularly high in North County Metro, Fallbrook, Valley Center and San Dieguito. With the exception of Pendleton-Deluz, which is primarily occupied by a military installation, North County communities share the following objectives:



- Retain rural character while accommodating population growth.

⁵ The Board directed staff to consider properties with infrastructure, properties next to transit, properties that could be annexed, properties adjacent to higher densities, and properties with an overriding public benefit.

September 22, 2003 Board of Supervisors Hearing Staff Report

SUBJECT: GENERAL PLAN 2020: RESIDENTIAL PROPERTY REFERRALS (District: All)

- Balance residential growth with protections for sensitive habitats and retention of prime agricultural land.
- Density reductions should be accompanied by equity mechanisms.
- Communities located next to incorporated jurisdictions want to retain their rural character.

Existing and projected infrastructure deficiencies must be addressed to realize this area's growth potential. Also, resolving the competition for land requires developing new or expanded town centers in Harmony Grove and Valley Center. Fallbrook's Hewlett Packard site will be planned as a mixed-use employment center.

North County Property Referrals

Substantial change in residential density is recommended for the North County Metro sub-region, which abuts incorporated communities experiencing high levels of growth. Proposed changes are primarily located in Twin Oaks – especially along its southern interface with San Marcos – and near a transit stop for the Oceanside to Escondido rail corridor. Earlier projections for the North County Metro sub-region showed that its population could double by the year 2020, and these changes would increase that growth potential.

In Semi-Rural areas inside the CWA boundary, requests for increases in residential density were mapped when it resulted in a coherent density pattern compatible with site constraints. For example, residential density was increased when the density requested was appropriate and matched adjacent densities. In some cases, staff proposed a compromise solution that created a split designation on large parcels that contained different types of physical or environmental constraints.

Working Copy Map densities were retained for property referrals represented by the following situations:

- Productive agriculture: Densities were retained within the County's most productive agricultural areas, where residential densities of 1 du/ 10 acres or less are recommended. Those areas include Pauma Valley, Twin Oaks Valley, and locations along the Bonsall/ Valley Center border near Lilac Road and I-15.
- Highly constrained land: Within the CWA boundary, property referrals located in areas categorized as Rural Lands typically contain steep slopes, significant environmental constraints, and limited access to infrastructure or services. In most of these areas, a compromise solution was recommended or densities were retained. In three locations, high expectations for growth conflict with the physical characteristics of the land: Elfin Forest in San Dieguito⁶, Hellhole Canyon in Valley Center, and properties along the Pala Pauma / Valley Center border. These areas contain multiple referrals in highly constrained locations.
- Semi-Rural: Original densities were retained when property referrals were located in isolated pockets surrounded by constrained land with lower densities.

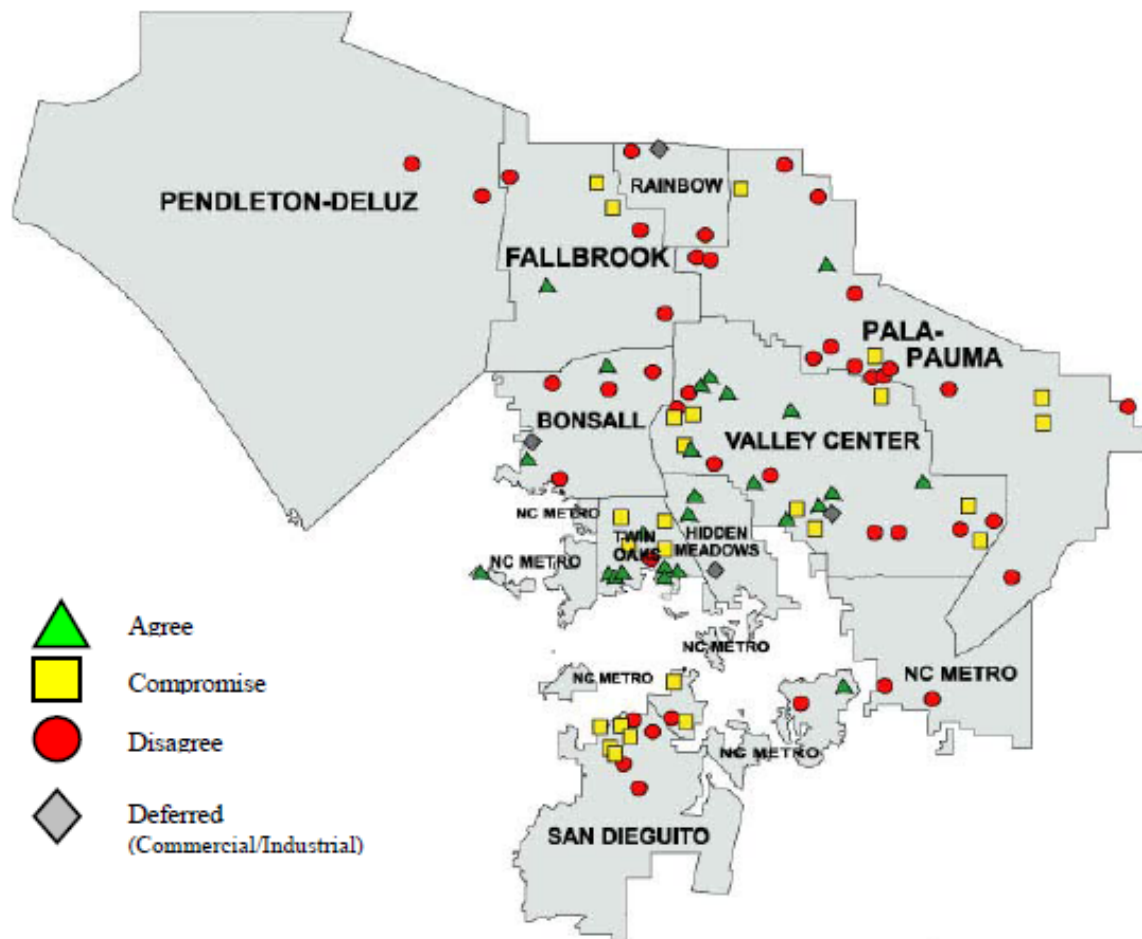
⁶ A compromise solution is recommended for a small portion of the Elfin Forest area.

September 22, 2003 Board of Supervisors Hearing Staff Report

SUBJECT: GENERAL PLAN 2020: RESIDENTIAL PROPERTY REFERRALS (District: All)

- Outside CWA boundary: Most property referrals located outside the CWA boundary are located in isolated, remote areas designated as Rural Lands. Because those areas contain multiple physical constraints – and lack the infrastructure or services to support population growth – densities were retained. Exceptions were made for referrals that were adjacent to existing settlements. In those cases, a minor change to the land use pattern could be accommodated while remaining consistent with project concepts and objectives.

North County Property Referrals



September 22, 2003 Board of Supervisors Hearing Staff Report

SUBJECT: GENERAL PLAN 2020: RESIDENTIAL PROPERTY REFERRALS (District: All)

East County Communities

Most East County communities have limited potential for future growth because much of their land within the CWA boundary is already developed. The exception is Ramona, which shares more characteristics with North County communities than with its East County neighbors. Lakeside, Valle de Oro, Spring Valley, and Sweetwater contain substantial existing populations and want to retain their community character and remaining open space. Some East County communities, such as Spring Valley, were built over time without a balanced community development plan and are candidates for future redevelopment.



Crest-Dehesa/Harbison Canyon/Granite Hills lies within the CWA boundary, but its population growth is restricted by rugged terrain, limited infrastructure, and environmental constraints. Jamul/Dulzura is a relatively undeveloped community, but much of its land is located outside the CWA boundary. Alpine faces growth limitations imposed by the Forest Conservation Initiative (FCI), and future growth in Otay (which contains considerable public land) is based on the East Otay Mesa and Otay Ranch Specific Plans.

East County Property Referrals

Property referrals in East County fell into three general categories: requests for higher density in urbanized areas; requests for higher density in Semi-Rural areas within the CWA boundary; and requests for higher density in Rural Lands outside the CWA boundary.

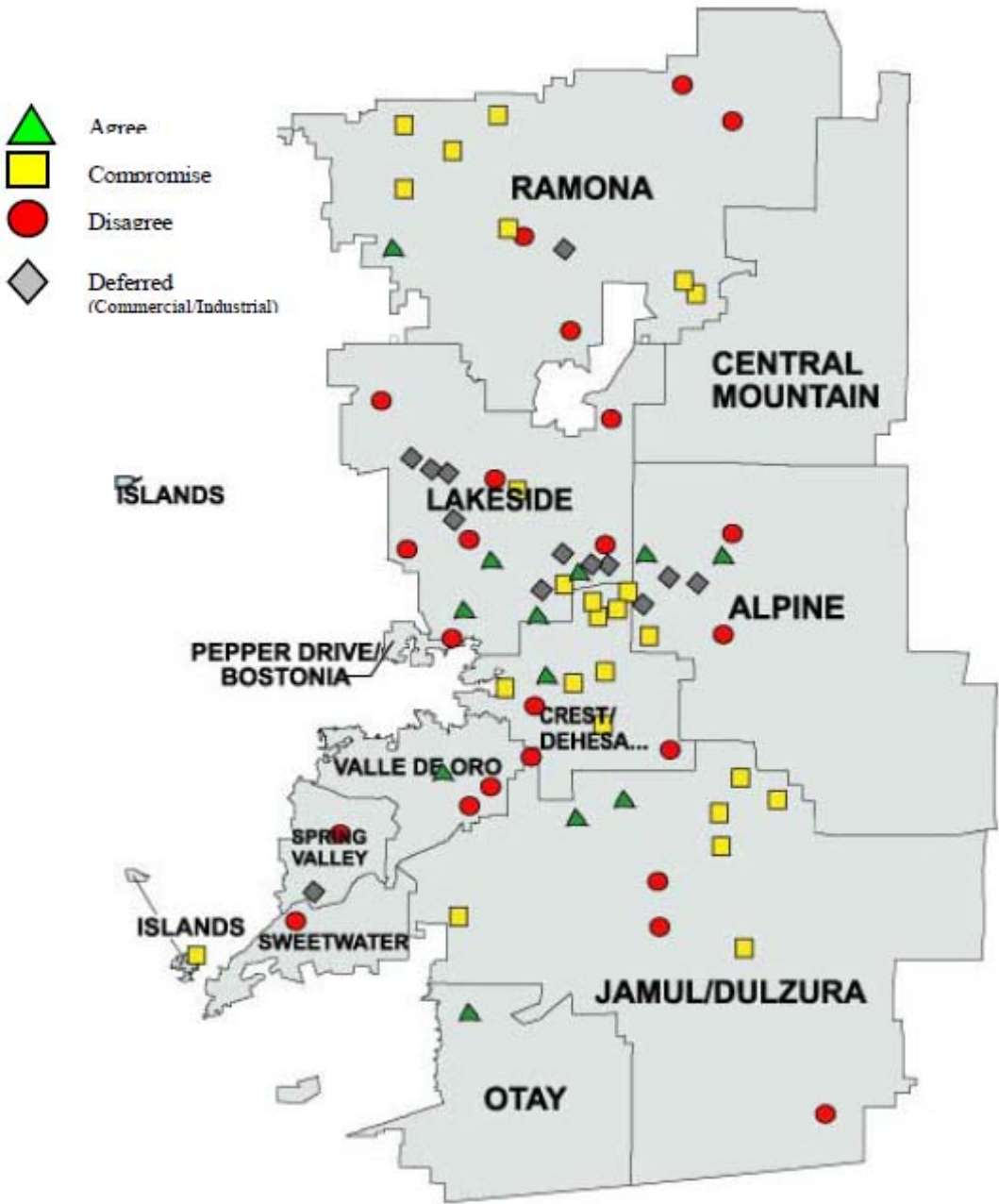
Urbanized: Staff assessments for property referrals in East County's urbanized areas focused on the character of adjacent development, combined with a detailed analysis of existing site conditions. Density was increased if the request would produce development consistent with the character of the site and surrounding development. Density was retained if those criteria were not met.

- Semi-Rural: In Semi-Rural areas inside the CWA boundary, requests for increases in residential density were mapped when it resulted in a coherent density pattern that was compatible with site constraints. In some cases, staff proposed a compromise solution that created a split designation on large parcels that contained different types of physical or environmental constraints.
- Outside CWA boundary: Most property referrals located outside the CWA boundary are located in isolated, remote areas designated as Rural Lands. Because those areas contain multiple physical constraints – and lack the infrastructure or services to support population growth – densities were retained. Exceptions were made for referrals that are adjacent to existing settlements. In those cases, a minor change to the land use pattern could be accommodated while meeting project objectives.

September 22, 2003 Board of Supervisors Hearing Staff Report

SUBJECT: GENERAL PLAN 2020: RESIDENTIAL PROPERTY REFERRALS (District: All)

East County Property Referrals



September 22, 2003 Board of Supervisors Hearing Staff Report

Backcountry Communities

San Diego's backcountry includes Julian and four sub-regions: Palomar/North Mountain; Desert/Borrego Springs; Central Mountain (Cuyamaca, Descanso, and Pine Valley); and Mountain Empire (Jacumba, Boulevard, Lake Morena/Campo, Potrero, and Tecate). Reducing population growth in the backcountry was accomplished in the December 2002 Working Copy Map by applying Rural Lands densities to areas not developed or parcelized.

With few exceptions, backcountry communities are sparsely populated and share the following issues or characteristics:



- Communities want to preserve existing environmental resources and the rural setting.
- The area is dominated by rugged terrain and sensitive environmental habitats.
- Road networks, public services, and employment opportunities are limited.
- Without imported water, groundwater will limit future growth. Sewer service is limited to portions of Julian and Borrego.

Two areas – Borrego Springs and Tecate – contain unique groundwater and border issues that must be considered.

Backcountry communities contain a substantial amount of public land, Tribal Lands and land affected by the Forest Conservation Initiative (FCI) – where the County has minimal control over land use. Future population growth will be concentrated in Borrego Springs and Mountain Empire, which contain substantial amounts of private, undeveloped land.

Backcountry Property Referrals

Two special cases were addressed in backcountry communities⁷:

- Julian: The Julian Community Planning Group voted to change Rural Lands densities in their community from 1 du/ 40 acres to 1 du / 80 acres, and that request is reflected in the August 2003 Working Copy Map.
- Borrego Springs: Landowners and the Community Sponsor Group requested that staff apply a density of 1 du/ 4 acres to a section of Borrego Springs used for agricultural purposes. The Planning Commission also referred this area to staff for further review. The requests for higher density are intended to encourage the transfer of land from agricultural to residential use, which consumes less water. In order to improve the level of consensus in Borrego Springs, this request is reflected in the August 2003 Working Copy Map.

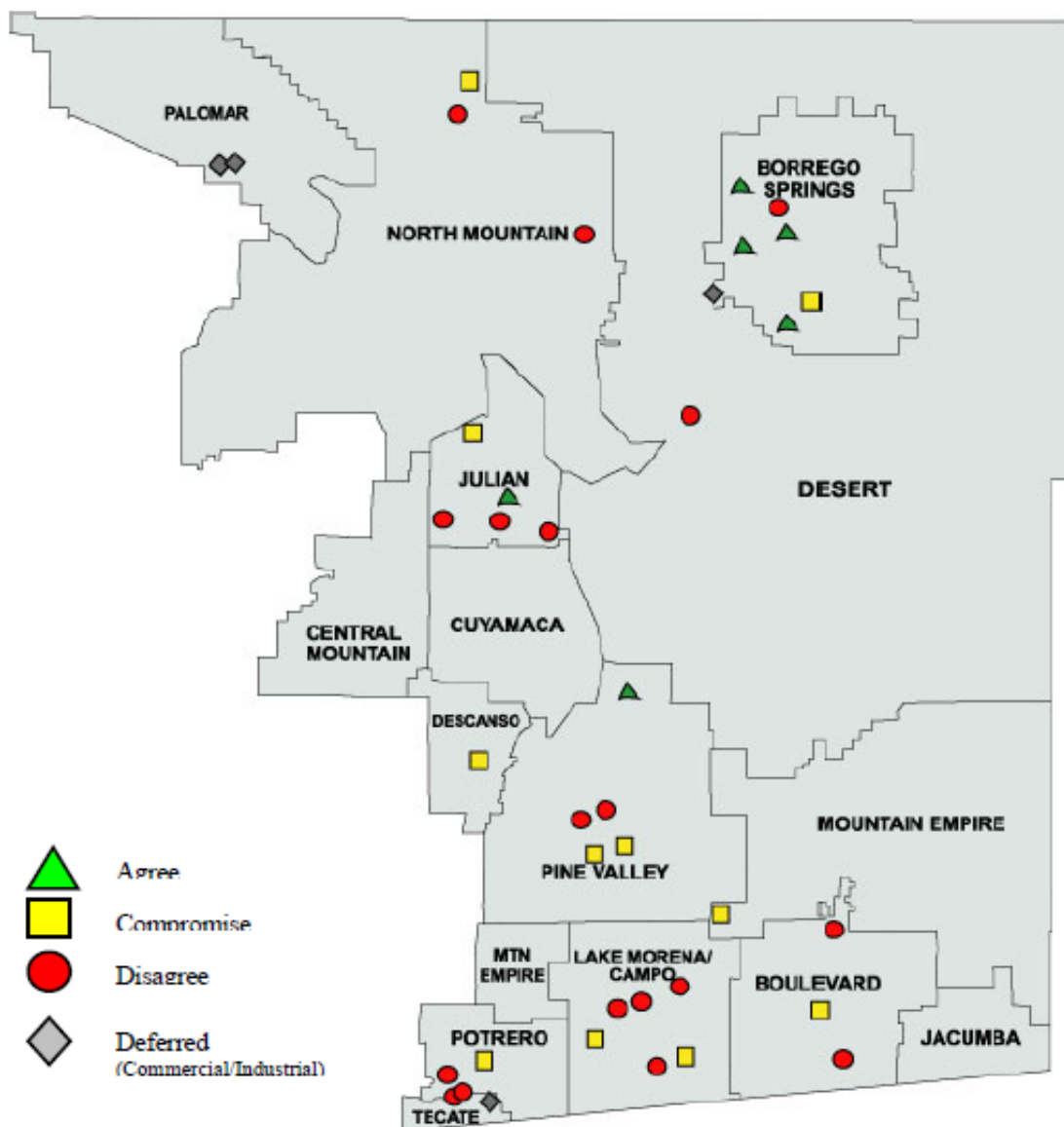
⁷ All referrals for Tecate involve commercial and industrial use, and that discussion will be deferred until a later hearing.

September 22, 2003 Board of Supervisors Hearing Staff Report

SUBJECT: GENERAL PLAN 2020: RESIDENTIAL PROPERTY REFERRALS (District: All)

Most property referrals in backcountry communities are located in isolated, remote areas designated as Rural Lands. Staff recommended that residential designations for those properties be retained. Minor exceptions were made for referrals that are adjacent to existing settlements. In those cases, a minor change to the land use pattern could be accommodated while meeting project objectives.

Backcountry Property Referrals



Community Matrix

ATTACHMENT B

BONSALL

2000 Census Population.....8,874

Community 2020 Target.....17,217

April 2004 WC Map Population.....14,570

**APRIL 2004 WORKING COPY MAP**

The key objective is to reinforce the community's rural character, predominantly consisting of low-density estate type residential and agricultural uses. Village densities are proposed within the village core, which is in proximity to sewer, existing commercial uses and higher density. Semi-rural densities reflect the existing agricultural uses and predominant residential development patterns. Floodplains and other areas with physical constraints were assigned a Rural Lands designation.

KEY COMMUNITY ISSUES

- Ridgeline preservation
- Traffic – regional traffic commuting through community
- Maintenance of rural character – agriculture, trails, and semi-rural densities
- Impacts to community character from new development
- Lack of code enforcement and local control

COMMUNITY-SPECIFIC PLANNING RATIONALE

- Because agriculture is a key factor in Bonsall's rural community character, a Semi-Rural designation (1 du/10 acres) is proposed for agricultural lands

- Floodplain areas, including the San Luis Rey River and Moosa Canyon Creek, are proposed at a Rural Lands designation

TRAFFIC FORECASTS

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts¹ indicate there would be about 45 lane-miles operating at LOS E or F in Bonsall. The cost to improve those roads to an acceptable level of service (LOS D) would be at more than \$270 million. Because levels of service on roads within Bonsall are heavily affected by regional traffic, increases in residential densities within Bonsall would further impact levels of service on roads within the community.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces nearly 60 lane-miles operating at LOS E or F. A preliminary cost estimate for existing general plan road improvements is almost \$400 million for Bonsall.

¹ Based on traffic forecasts for the August 2003 Working Copy map.

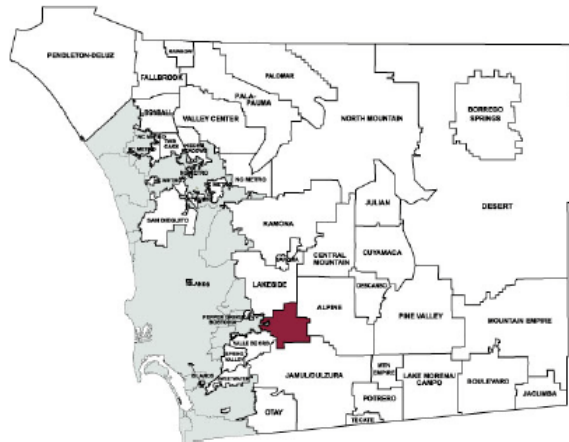


Community Matrix

ATTACHMENT B

p	Board Motion for Traffic Modeling (area south of Gopher Canyon Road – attached to referral #6)			
	<u>December 2002 WC:</u> Semi-Rural: 1 du/10 acres	<u>August 2003 WC:</u> Semi-Rural: 1 du/10 acres	<u>October Traffic Referral:</u> Semi-Rural: 1 du/2 acres	<u>April 2004 WC:</u> Semi-Rural: 1 du/10 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• <i>Develop an internally consistent general plan</i>• <i>Assign densities based on the characteristics of the land</i>• <i>Obtain a broad consensus</i>		<u>Rationale for April 2004 WC:</u> <p>Portions of the property are designated farmland of statewide importance and unique farmland. The recommended density is consistent with key GP2020 goals of maintaining an environment conducive to agriculture and recognizes environmental constraints. The remaining portion is within the proposed North County MSCP preserve area with some species sensitivity. In addition, the two major roads within this area, East Vista Way and Gopher Canyon Road, have existing traffic conditions operating at an LOS F.</p>	
q	Board Motion for Traffic Modeling (TPM 20664: Dienhart)			
	<u>December 2002 WC:</u> Semi-Rural: 1 du/10 acres	<u>August 2003 WC:</u> Semi-Rural: 1 du/10 acres	<u>October Traffic Referral:</u> Semi-Rural: 1 du/4 acres	<u>April 2004 WC:</u> Semi-Rural: 1 du/10 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• <i>Develop an internally consistent general plan</i>• <i>Assign densities based on the characteristics of the land</i>• <i>Obtain a broad consensus</i>		<u>Rationale for April 2004 WC:</u> <p>This property is an active pipelined Tentative Parcel Map and is designated unique farmland with slopes greater than 25 percent covering half the site. The recommended semi-rural density is consistent with key GP2020 goals of maintaining an environment conducive to agriculture while recognizing physical constraints.</p>	

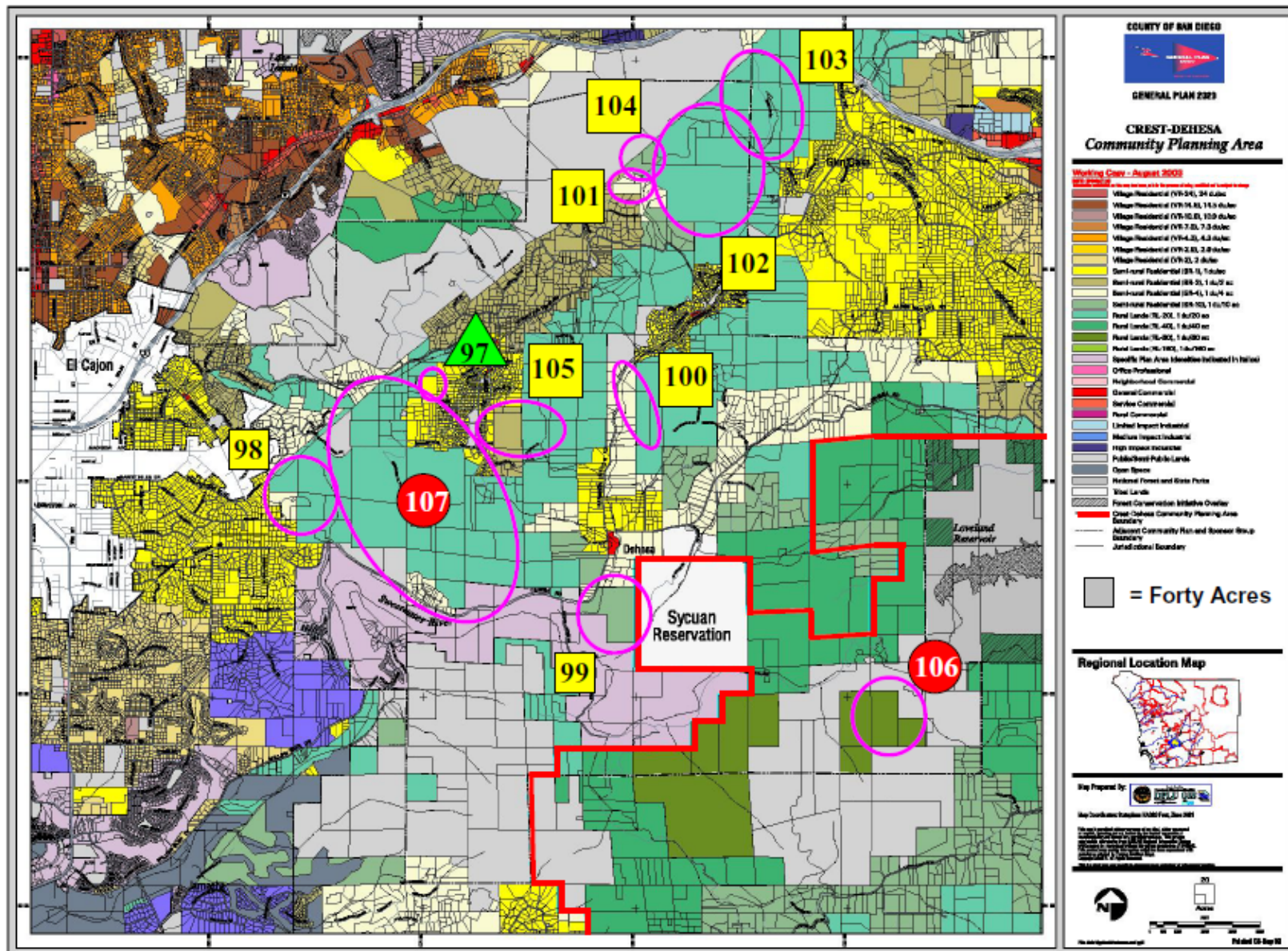
GENERAL PLAN 2020 RESIDENTIAL REFERRALS

CREST/DEHESA/HARBISON CANYON/GRANITE HILLS

Crest/Dehesa/Harbison Canyon/Granite Hills had 11 properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 1 referral meets the GP2020 concepts and planning principles.
- 8 referrals can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 2 referrals do not meet the GP2020 concepts and planning principles.

The majority of the referrals are located in Rural Lands throughout the subregion. These areas were designated as Rural Lands because of physical and environmental constraints, which are predominant characteristics of this subregion. A compromise solution was applied to areas located in proximity to existing infrastructure and services and areas adjacent to similar existing development patterns in order to improve the level of consensus in this planning group area. The compromise solutions provide density transitions for existing development patterns from the Rural Lands densities applied and maintains consistency with surrounding densities in adjacent communities and the remainder of the plan area.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
104	<p><i>Robert Davison</i></p> <p>Inside CWA boundary. Located in northern portion of plan area, adjacent to preserved land.</p> <ul style="list-style-type: none"> • 42 total acres • Existing General Plan: 1 du/2,4 acres and 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/2 acres Semi-Rural: 1 du/4 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: <u>1 du/4 acres</u> (southwestern parcel) Semi-Rural: <u>1 du/10 acres</u> (remainder of area)</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – recognizes established context of existing parcelization • <i>Meet growth targets</i> – increase in density may result in a population projection closer to community target populations • <i>Assign densities based on characteristics of the land</i> – southwestern parcel is physically suitable and has no environmental constraints • <i>Obtain a broad consensus</i> – incorporates preference of community planning group and individual landowner
105	<p><i>Paul Ulrich</i></p> <p>Inside CWA boundary. Adjacent to existing development of Crest.</p> <ul style="list-style-type: none"> • 91 acres • Existing General Plan: 1 du/2,4 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres or higher</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/2 acres (western portion) Semi-Rural: 1 du/4 acres (eastern portion)</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: <u>1 du/2 acres</u> (western portion) Rural Lands: <u>1 du/20 acres</u> (eastern portion)</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – consistent with area to the west that has similar physical/environmental constraints • <i>Meet growth targets</i> – increase in density may result in a population projection closer to community target populations • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> • Portion assigned Semi-Rural densities is physically suitable and has adequate vehicular access • Portion assigned Rural Lands densities has physical/environmental constraints • <i>Locate growth near infrastructure, services and jobs</i> – located inside the CWA boundary and in proximity to existing and planned infrastructure and services • <i>Obtain a broad consensus</i> – incorporates preference of community planning group and individual landowner

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
103	<p><i>William Schwartz (representing Crestlake)</i></p> <p>Located in the most northerly corner of the plan area. Proposed project site is located in Lakeside, Alpine, and Crest/Dehesa plan areas. Surrounded by preserved land and 1 du/20 acres. South of I-8.</p> <ul style="list-style-type: none"> Approximately 294 acres Rural Lands category <p>APNs: 396-130-03 396-130-04 399-020-04</p>	1 du/ 4,8,20 acres	1 du/ 40 acres	Retain existing designation	Designation consistent with TM in process	<p>COMPROMISE of 1 du/20 acres</p> <ul style="list-style-type: none"> Active case (TM 5082) 0-25% slope in northeastern portion High biological sensitivity- partially located in Multiple Species Conservation Plan Preapproved Mitigation Area Portions in Resource Conservation Area (Harbison Canyon) Adjacent to proposed 1 du/20 acres to east (Alpine)
104	<p><i>Robert Davison</i></p> <p>Located in northern portion of plan area. Adjacent to the preserve on northwest side.</p> <p>APNs: 399-130-28 399-020-16 399-021-06</p>	<p>399-130-28: 1 du/2,4 acres</p> <p>399-020-16, 399-021-06: 1 du/4,8,20 acres</p>	1 du/40 acres	Request to retain existing density designation	1 du/4 acres (based on slope)	<p>COMPROMISE of 1 du/4 acres on most southwestern parcel and 1 du/10 acres on remainder</p> <ul style="list-style-type: none"> Slope >25% on majority of property, minimal >50% slope Minimal habitat value Southwestern parcel generally surrounded by 4 to 5 acre parcel sizes

Community Matrix

ATTACHMENT B

DESERT/BORREGO SPRINGS

2000 Census Population.....3,271

Community 2020 Target¹37,871

April 2004 WC Map Population15,440

**APRIL 2004 WORKING COPY MAP**

With approximately 5,000 vacant parcels already existing in the Borrego Valley, village and semi-rural densities are generally applied only to areas that reflect existing parcelization and development patterns. With the exception of the existing agricultural land, areas that lack a well-defined pattern of parcelization (small parcels) are proposed at Rural Lands densities.

KEY COMMUNITY ISSUES

- The subregion is completely groundwater dependent; in terms of Borrego Springs, the entire valley is reliant on one aquifer
- Significantly more water is taken out of the aquifer than is replenished
- Disproportionate water usage—high water users in the Borrego valley include agriculture along with golf courses and commercial landscaping—accounts for approximately 90 percent of the valley's annual water use
- Difficulty accessing private in-holdings within the State Park

COMMUNITY-SPECIFIC PLANNING RATIONALE

- Infrastructure and services are available in the community of Borrego Springs
- Although the Borrego Valley is outside the CWA boundary, limited sewer and water service are available through the local water districts (these districts are dependent upon groundwater)

- With the intent of providing greater flexibility for agricultural landowners, and based on community preference as well as Board of Supervisors and Planning Commission direction, semi-rural densities are applied to the existing agricultural land
- Reflecting highly parcelized areas, village densities extend south, and another node southeast, of the existing town center
- Rural Lands densities are applied to reflect draft language of the Subregional Plan including, "Preserve the eastern half of the Valley (east of Borrego Valley Road and north of Rango Way) from urban uses because of its distance from the town center"

TRAFFIC FORECASTS

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts² indicate there would be approximately 4 lane-miles of roads operating at LOS E or F in Borrego Springs. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is approximately \$7 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces approximately 58 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is \$96 million for Desert/Borrego Springs.

¹ Community target not yet endorsed by the Board of Supervisors: 12,000.

² Based on traffic forecasts for the August 2003 Working Copy map.

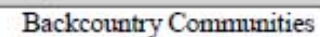
GENERAL PLAN 2020 RESIDENTIAL REFERRALS

DESERT



The portion of the Desert Subregion outside of the Borrego Springs Sponsor Group area had one property referred for further staff evaluation. Upon completion of additional review, staff has determined that the referral does not meet the GP2020 concepts and planning principles.

The properties in this area are isolated. These areas were designated as Rural Lands because they lack adequate public services and infrastructure.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
159a	<p><i>Dallas Green</i></p> <p>Located in Shelter Valley, east of and adjacent to Highway S2.</p> <ul style="list-style-type: none"> • 150 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> • Consistent with existing development pattern • Contains mapped wetland (appears to be in an unmapped floodplain) • Lacks services and infrastructure • Adjacent to State Park

Community Matrix

ATTACHMENT B

DESERT/BORREGO SPRINGS

2000 Census Population.....3,271

Community 2020 Target¹37,871

April 2004 WC Map Population15,440

**APRIL 2004 WORKING COPY MAP**

With approximately 5,000 vacant parcels already existing in the Borrego Valley, village and semi-rural densities are generally applied only to areas that reflect existing parcelization and development patterns. With the exception of the existing agricultural land, areas that lack a well-defined pattern of parcelization (small parcels) are proposed at Rural Lands densities.

KEY COMMUNITY ISSUES

- The subregion is completely groundwater dependent; in terms of Borrego Springs, the entire valley is reliant on one aquifer
- Significantly more water is taken out of the aquifer than is replenished
- Disproportionate water usage—high water users in the Borrego valley include agriculture along with golf courses and commercial landscaping—accounts for approximately 90 percent of the valley's annual water use
- Difficulty accessing private in-holdings within the State Park

COMMUNITY-SPECIFIC PLANNING RATIONALE

- Infrastructure and services are available in the community of Borrego Springs
- Although the Borrego Valley is outside the CWA boundary, limited sewer and water service are available through the local water districts (these districts are dependent upon groundwater)

- With the intent of providing greater flexibility for agricultural landowners, and based on community preference as well as Board of Supervisors and Planning Commission direction, semi-rural densities are applied to the existing agricultural land
- Reflecting highly parcelized areas, village densities extend south, and another node southeast, of the existing town center
- Rural Lands densities are applied to reflect draft language of the Subregional Plan including, "Preserve the eastern half of the Valley (east of Borrego Valley Road and north of Rango Way) from urban uses because of its distance from the town center"

TRAFFIC FORECASTS

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts² indicate there would be approximately 4 lane-miles of roads operating at LOS E or F in Borrego Springs. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is approximately \$7 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces approximately 58 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is \$96 million for Desert/Borrego Springs.

¹ Community target not yet endorsed by the Board of Supervisors: 12,000.

² Based on traffic forecasts for the August 2003 Working Copy map.

Community Matrix

ATTACHMENT B

RESIDENTIAL PROPERTY REFERRALS

159a	Dallas Green			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres
			<i>No action – referred to staff pending groundwater study</i>	
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> • <i>Reduce public costs</i> • <i>Assign densities based on the characteristics of the land</i> • <i>Locate growth near infrastructure, services and jobs</i> 		<p>The Rural Lands designation is consistent with the location, context, land use framework, and GP2020 planning concepts. The property is isolated and lacks services and infrastructure. New groundwater information indicated a maximum density of 1 du/20 acres. The property contains mapped wetland, which is likely an unmapped floodplain. It is also adjacent to the Anza-Borrego Desert State Park.</p>	

Community Matrix

ATTACHMENT B

DESERT/BORREGO SPRINGS

2000 Census Population.....3,271

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April 2004 WC Map Population15,440

**APRIL 2004 WORKING COPY MAP**

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KEY COMMUNITY ISSUES

- The subregion is completely groundwater dependent; in terms of Borrego Springs, the entire valley is reliant on one aquifer
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- Difficulty accessing private in-holdings within the State Park

COMMUNITY-SPECIFIC PLANNING RATIONALE

- Infrastructure and services are available in the community of Borrego Springs
- Although the Borrego Valley is outside the CWA boundary, limited sewer and water service are available through the local water districts (these districts are dependent upon groundwater)

- With the intent of providing greater flexibility for agricultural landowners, and based on community preference as well as Board of Supervisors and Planning Commission direction, semi-rural densities are applied to the existing agricultural land
- Reflecting highly parcelized areas, village densities extend south, and another node southeast, of the existing town center
- Rural Lands densities are applied to reflect draft language of the Subregional Plan including, "Preserve the eastern half of the Valley (east of Borrego Valley Road and north of Rango Way) from urban uses because of its distance from the town center"

TRAFFIC FORECASTS

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts² indicate there would be approximately 4 lane-miles of roads operating at LOS E or F in Borrego Springs. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is approximately \$7 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces approximately 58 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is \$96 million for Desert/Borrego Springs.

¹ Community target not yet endorsed by the Board of Supervisors: 12,000.

² Based on traffic forecasts for the August 2003 Working Copy map.

Community Matrix

ATTACHMENT B

DESERT/BORREGO SPRINGS

2000 Census Population.....3,271

Community 2020 Target¹37,871

April 2004 WC Map Population15,440

**APRIL 2004 WORKING COPY MAP**

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KEY COMMUNITY ISSUES

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COMMUNITY-SPECIFIC PLANNING RATIONALE

- Infrastructure and services are available in the community of Borrego Springs
- Although the Borrego Valley is outside the CWA boundary, limited sewer and water service are available through the local water districts (these districts are dependent upon groundwater)

- With the intent of providing greater flexibility for agricultural landowners, and based on community preference as well as Board of Supervisors and Planning Commission direction, semi-rural densities are applied to the existing agricultural land
- Reflecting highly parcelized areas, village densities extend south, and another node southeast, of the existing town center
- Rural Lands densities are applied to reflect draft language of the Subregional Plan including, "Preserve the eastern half of the Valley (east of Borrego Valley Road and north of Rango Way) from urban uses because of its distance from the town center"

TRAFFIC FORECASTS

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts² indicate there would be approximately 4 lane-miles of roads operating at LOS E or F in Borrego Springs. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is approximately \$7 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces approximately 58 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is \$96 million for Desert/Borrego Springs.

¹ Community target not yet endorsed by the Board of Supervisors: 12,000.

² Based on traffic forecasts for the August 2003 Working Copy map.

Community Summary

ATTACHMENT E

Fallbrook

Overview

Fallbrook is characterized by low-density, semi-rural residential and agricultural uses surrounding a well-defined village area (the Fallbrook Village). Existing commercial and industrial uses are concentrated within the Fallbrook Village, an area that has been the subject of successful

revitalization efforts. The community wants to retain and continue to enhance its established commercial center, and therefore does not support property owner requests for new commercial development outside the Village area. There is a sufficient amount of commercially designated land to meet projected demand and staff supports the Planning Group position.

In terms of industrial uses, the existing industrial district is not large enough to allow for business growth and new business development. Although the Campus Park site, at the northeast corner of Interstate 15 and Highway 76, will accommodate some of the projected demand for industrial and office space, the Planning Group and staff recommend some expansion of the industrial district in the Village area.

Key Issues*Fallbrook Village Revitalization*

- Considerable efforts have gone into the revitalization and continued success of the Fallbrook village area. The village area should continue to be the focus of commercial activities.
- New commercial designations should support and not compromise the goal of a successful commercial district in the village area.

Industrial and Employment Uses

- Currently, Fallbrook has a shortage of light industrial land to support business growth.
- The Campus Park site can help meet the need for new employment land, however additional lands may be needed if land designated for light industrial is used for other uses.

Fallbrook-Campus Park Special Study Area

- Staff is working on a plan alternative for the site of the former Hewlett-Packard Campus Park Specific Plan Area with land owners, and the Planning Group.

Community Summary

ATTACHMENT E

Planning Group Direction

- No new commercial that would compete with Village retailers
- Expand existing industrial area to the east, provided there is property owner support

**Additional Staff Analysis/
Recommendations**

- Staff supports Planning Group direction and the goals of the Fallbrook Economic Revitalization Plan.
- Staff recommends the Village Core Mixed Use designation, which allows specific zones in the Revitalization Plan. No new commercial lands have been added beyond the village area.
- Industrial has been expanded to the east of the existing district. The planning of Campus Park will be monitored to ensure enough light industrial or office lands are provided for Fallbrook.

**Planning Commission
Recommendations**

The Planning Commission concurs with staff's recommendations but has directed staff to continue to refine item numbers 12 and 13 with the property owners and Planning Group.

ERA Needs Analysis
(all numbers in gross acres)

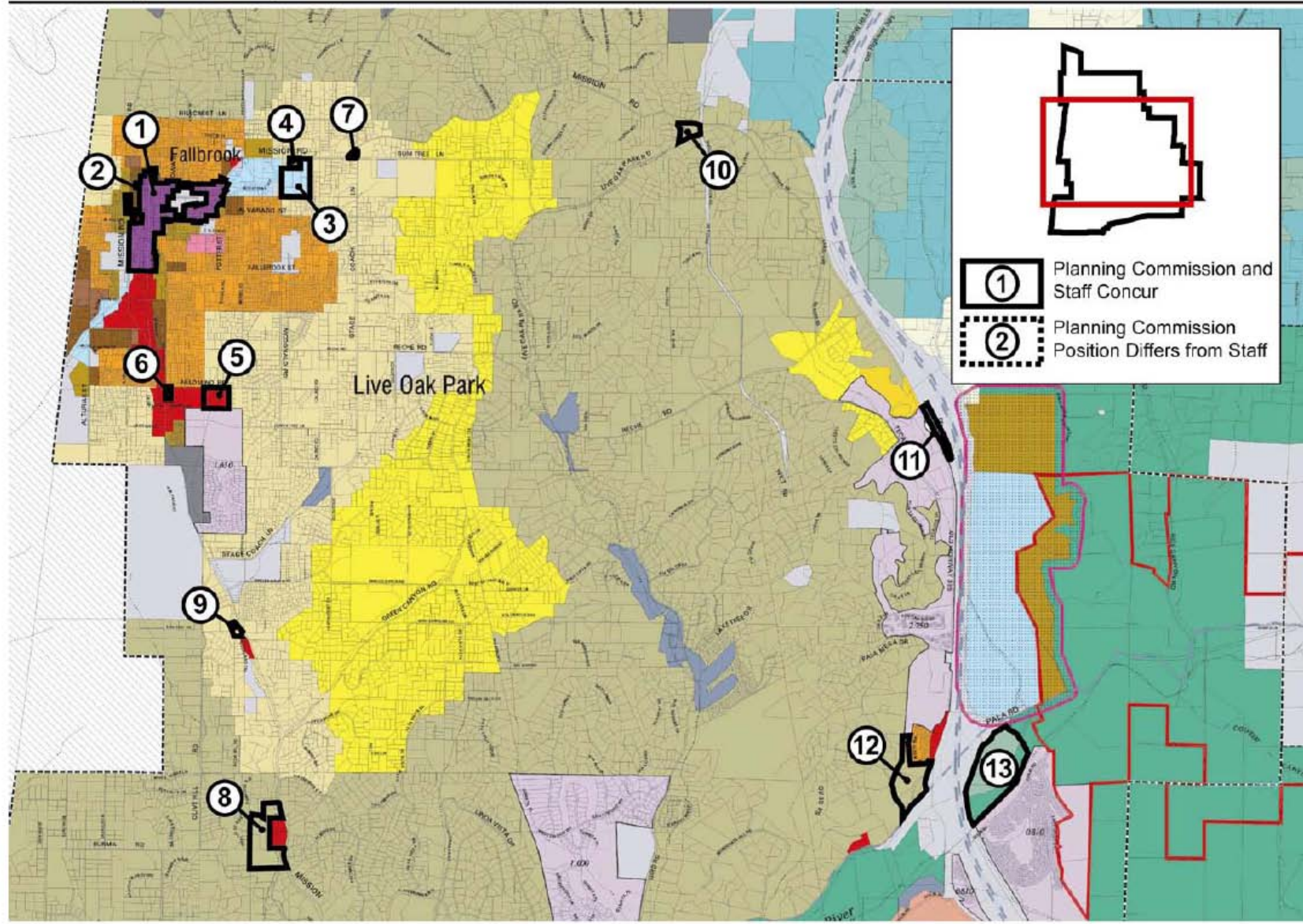
	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	117	261	144	303	186
Industrial	117	191	74	534*	417*
Office	40	43	3	34	(6)

* Includes Fallbrook-Campus Park Special Study Area (subject to change).

Note: All numbers are rounded to the nearest whole number.

Source: Economics Research Associates, County of San Diego

Fallbrook (Portion of)



Community Matrix

ATTACHMENT E

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
13	<p><u>Staff</u> (SR-10) Semi-Rural Residential</p> <p>(RL-40) Rural Lands</p> <p><u>Planning Commission</u> Continue to work with property owner</p>	<p>(SR-10) Semi-Rural Residential</p> <p>(RL-40) Rural Lands</p>	<p>(C-1) General Commercial and (VR-) Village Residential (Pankey)</p>	<p>Total Area: 62.47</p> <p>Current Use: Undeveloped</p> <p>Existing GP: Specific Plan Area</p>	<ul style="list-style-type: none"> • Located outside the Village center area • Does not recognize existing agricultural use • Parcel large enough to support commercial that could threaten viability of existing uses in the Fallbrook Village commercial area • Property has significant environmental constraints (slope and San Luis Rey river floodplain)

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
10	<p><i>Hadley Johnson and William Schwartz (represents J. Chandler)</i></p> <p>Located north of Camp Pendleton and west of the confluence of the Santa Margarita River and Sandia Creek.</p> <ul style="list-style-type: none"> 350 acres Rural Lands cat. <p>APNs: 102-102-10, 11 102-102-07 to 09 102-084-14 to 16 102-160-02, 25</p>	<p>102-102-09, 102-102-10: 1 du/10 acres</p> <p>Remainder: 1 du/ 4,8,20 acres</p>	1 du/20 acres	1 du/ 10 acres or keep current TM proposal of 33 lots on 350 acres	Grant pipeline status for TM 5284	<p>DISAGREE - Retain 1 du/20 acres</p> <ul style="list-style-type: none"> Active case (TM 5284 RPL) Agricultural area Covered by slopes greater than 25% Remote from public services Limited access Within proposed North County Multiple Species Conservation Plan Preapproved Mitigation Area
11	<p><i>Ivan Fox (representing Victor Pankey)</i></p> <p>Located east of Lake Rancho Viejo Specific Plan, southeast of the I-15/SR76 interchange.</p> <ul style="list-style-type: none"> 300 acres Rural Lands cat. <p>APNs: 125-063-10, 06 125-100-10, 05 128-010-09 128-070-01</p>	<p>Specific Plan and 1 du/ 4,8,20 acres</p>	1 du/10 acres and 1 du/ 40 acres	General Commercial and Village Residential. Change other areas from Rural to Semi-Rural.	Supports designations on GP2020 Working Copy Map	<p>DISAGREE - Retain 1 du/40 acres</p> <ul style="list-style-type: none"> Parcels are either covered with slopes over 25% or located in the San Luis Rey River floodplain Undeveloped area with some agriculture Within proposed North County Multiple Species Conservation Plan Preapproved Mitigation Area <p>Additional Note:</p> <ul style="list-style-type: none"> Property designated as 1 du/10 acres may be appropriate for mixed use development consistent with development northeast of the interchange of I-15 and SR76.

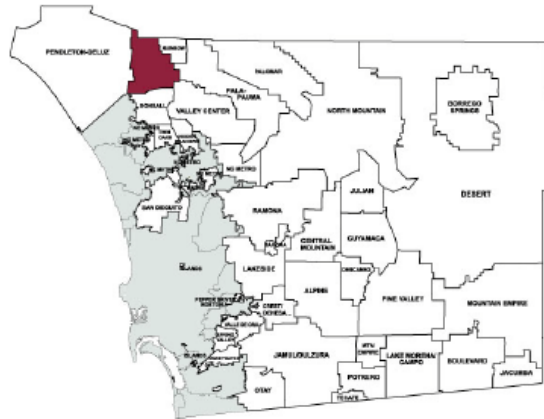
GENERAL PLAN 2020 REFERRAL MATRIX

FALLBROOK

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
CHANGE to Working Copy Map						
Compromise with Property Owner Request						
8	<p><i>Thure Stedt (representing Chaffin)</i></p> <p>Located in the northeast portion of planning area.</p> <ul style="list-style-type: none"> 450 acres Rural Lands category <p>APNs: 102-611-01, 06 102-301-07, 08</p>	1 du/ 4,8,20 acres	1 du/40 acres	1 du/ 10 acres	Properties and application be put in pipeline process	<p>COMPROMISE of 1 du/20 acres</p> <ul style="list-style-type: none"> Active case Parcels are bisected by Rainbow Creek Slopes over 25% Area is largely undeveloped Property is covered with Coastal Sage Scrub Within proposed North County Multiple Species Conservation Plan Preapproved Mitigation Area Limited access
NO CHANGE to Working Copy Map						
9	<p><i>D.E. McCormac</i></p> <p>Located at Winter Haven Rd. and Green Canyon Rd. near center of plan area.</p> <ul style="list-style-type: none"> 88.89 acres Semi-Rural category <p>APNs: 106-290-45, 47, 48 106-300-47</p>	1 du/acre	1 du/acre	Opposition to change from existing General Plan	None	<p>AGREE with 1 du/acre</p> <ul style="list-style-type: none"> NO CHANGE PROPOSED

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

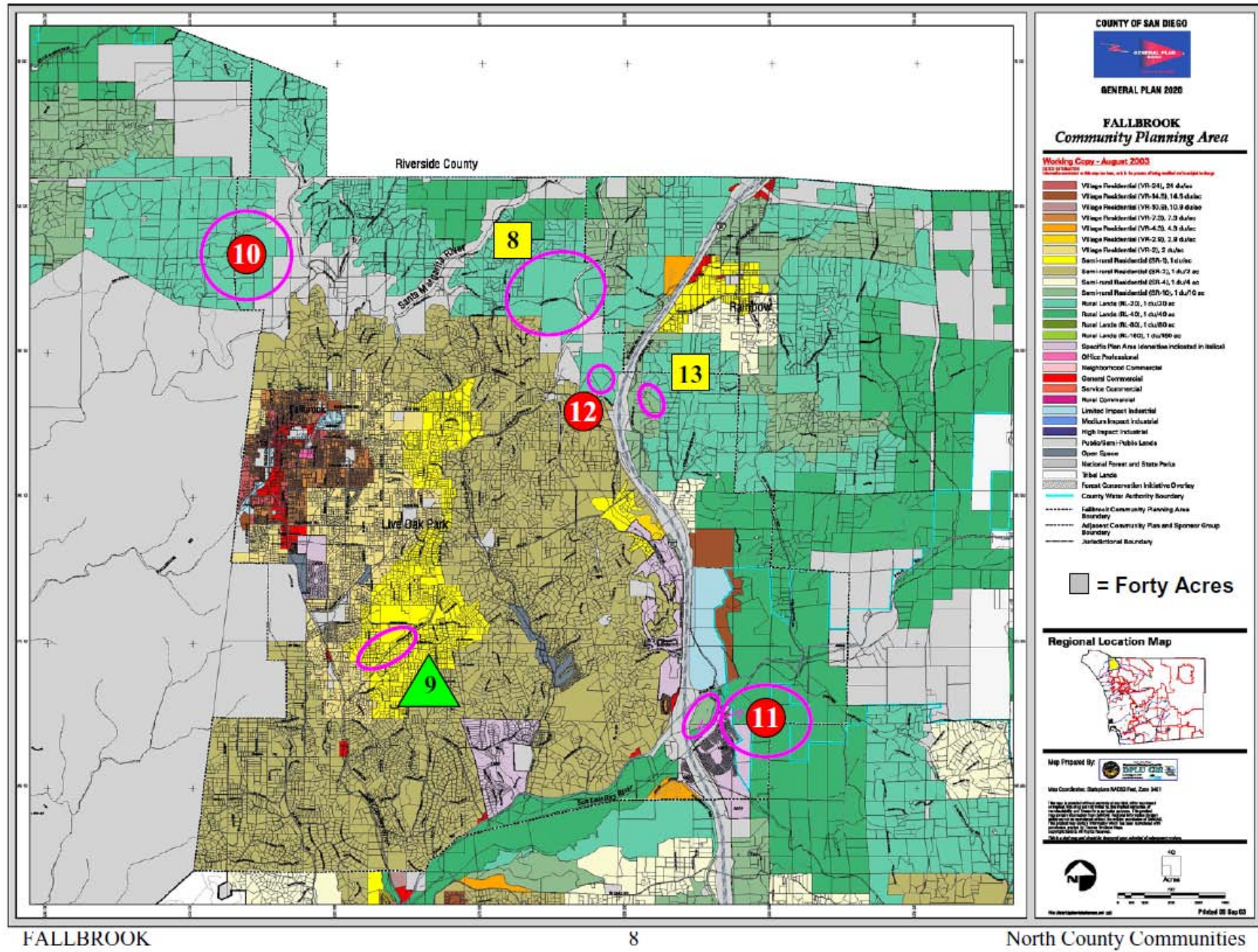
FALLBROOK



Fallbrook had six properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 1 referral meets the GP2020 concepts and planning principles.
- 2 referrals can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 3 referrals do not meet the GP2020 concepts and planning principles.

The majority of the referrals are located in Rural Lands on the outskirts of the community. These areas were designated as Rural Lands because they lack adequate public services and infrastructure and are separated from the community center by topography, I-15, the Santa Margarita River or the San Luis Rey River. Changing these referrals to Semi-Rural densities would produce more growth in Fallbrook than is needed, and it would result in a community development pattern devoid of rural lands, which is an integral part of their existing community character.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
8	<p><i>Thure Stedt</i> (representing Chaffin)</p> <p>Inside CWA boundary. Located in the northeast portion of the plan area. Pipelined TM</p> <ul style="list-style-type: none"> • 450 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres Revised request at PC hearing: Semi-Rural: 1 du/10 acres Rural Lands: 1 du/40 acres</p> <p><u>CPG/CSG:</u> Properties and application be put in pipeline process</p> <p><u>Planning Commission:</u> Review split designations of 1 du/10 acres and 1 du/40 acres</p>	<p><u>County Staff:</u> COMPROMISE Rural Lands: 1 du/20 acres</p>	<ul style="list-style-type: none"> • <i>Create a model for community development</i> – Rural Lands designation is consistent with GP2020 planning concepts to provide buffers of low density development between towns and villages • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> • Nearly all of the area has slopes greater than 25% and 50% • Within proposed North County MSCP Preapproved Mitigation Area • Limited vehicular access • Consistent with Rural Lands density assigned to surrounding areas • <i>Reduce public costs</i> – area is isolated with limited access to infrastructure and public services
9	<p><i>D.E. McCormac</i></p> <p>Inside CWA boundary. Located near center of plan area.</p> <ul style="list-style-type: none"> • 88.89 acres • Existing General Plan: 1 du/acre 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/acre</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/acre</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> AGREE with Referral Semi-Rural: 1 du/acre</p>	NO CHANGE PROPOSED

Community Matrix

ATTACHMENT B

FALLBROOK

2000 Census Population.....39,646

Community 2020 Target.....50,000

April 2004 WC Map Population.....60,990

**APRIL 2004 WORKING COPY MAP**

The key objectives are to retain the vitality of the town center while preserving the rural character and agriculture within the community. It is also important to protect the areas of rugged terrain, particularly in the northern part of the community along the Santa Margarita River, by applying a Rural Lands density designation. In the southern portion of the community (along the San Luis Rey River), rural lands densities have been applied due to environmental constraints (floodplain). The April 2004 Map has also taken into consideration a proposed transit node and appropriate densities in the area east of Interstate 15 and north of State Route 76.

KEY COMMUNITY ISSUES

- Traffic congestion, especially though the town center
- Preservation of a vibrant, prosperous town center
- Impacts to small town community character from population growth and development
- Preserving community character and the environment while protecting private property interests

COMMUNITY-SPECIFIC PLANNING RATIONALE

- The community contains a well-defined Village that includes an existing revitalization area
- The village is surrounded by Semi-Rural lands that are already subdivided

- A large area, northeast of the interchange between State Route 76 and Interstate 15, has been identified as a possible employment center accompanied by residential designations to accommodate a mix of single family and multifamily housing
- The environmentally sensitive lands surrounding the Santa Margarita River in the north and San Luis Rey River floodplain in the south have been designated at Rural Lands densities

TRAFFIC FORECASTS

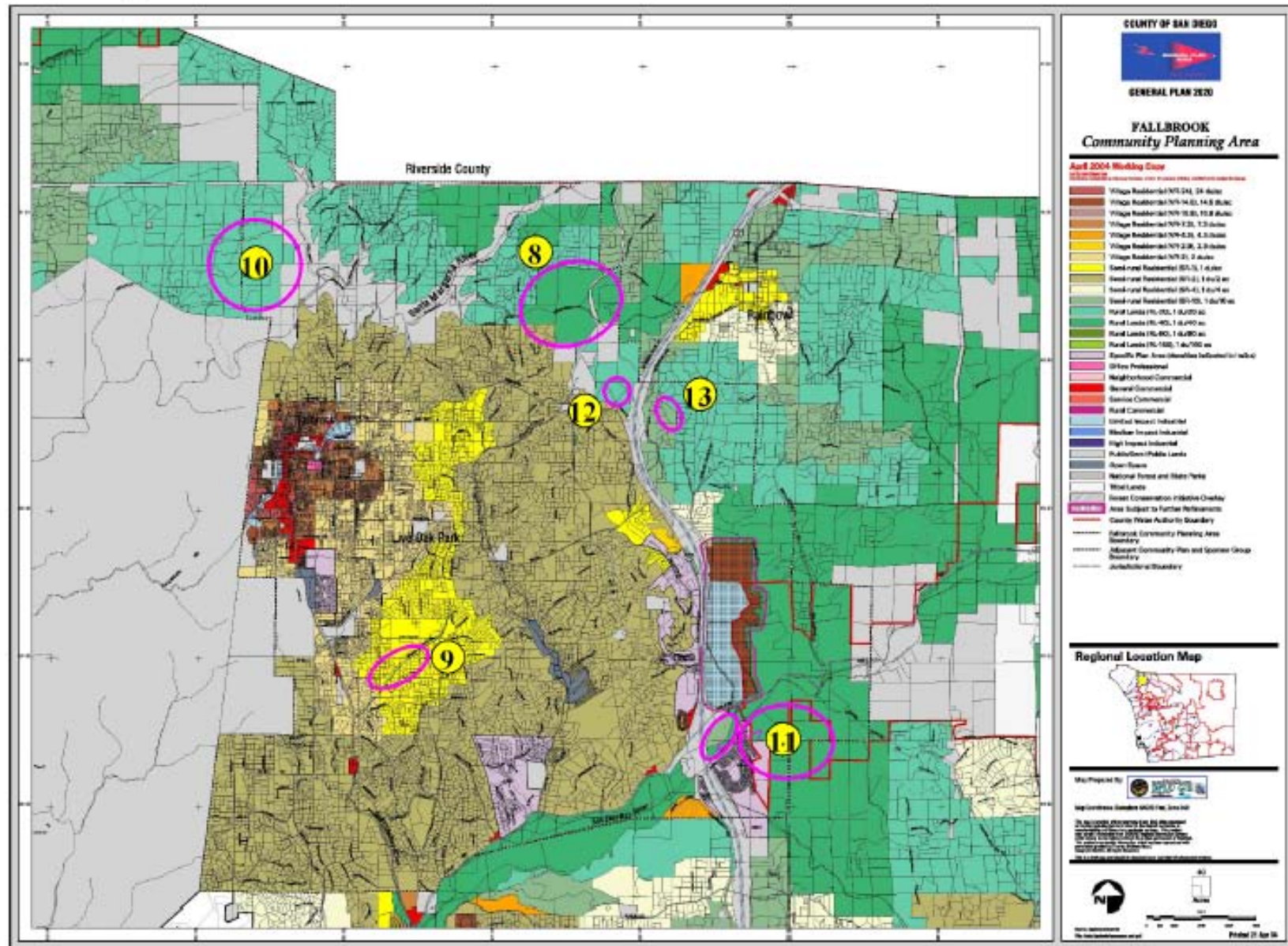
If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts¹ indicate there would be about 94 lane-miles of roads operating at LOS E or F in Fallbrook. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is about \$305 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces about 114 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is nearly \$590 million for Fallbrook.

¹ Based on traffic forecasts for the August 2003 Working Copy map.

Community Matrix

ATTACHMENT B



RESIDENTIAL PROPERTY REFERRALS

8 Thure Stedt (representing Chaffin)

December 2002 WC:

Rural Lands: 1 du/40 acres

August 2003 WC:

Rural Lands: 1 du/20 acres

October Traffic Referral:Semi-Rural: 1 du/10 acres Rural
Lands: 1 du/40 acresApril 2004 WC:

Rural Lands: 1 du/40 acres

Key Objectives:

- Create a model for community development
- Assign densities based on the characteristics of the land
- Reduce public costs
- Develop an internally consistent general plan

Rationale for April 2004 WC:

This referral is a pipelined project and will continue to be processed with the density permitted under the existing general plan. In this area of approximately 450 acres in northeast Fallbrook, the slopes are exceptionally steep with some exceeding 50 percent. It is largely undeveloped with limited vehicular access and within the proposed North County MSCP preserve area. With limited availability to public services and infrastructure, it meets all the criteria for Rural Lands. A Semi-Rural density would not be consistent with the characteristics of the area and would create an isolated pocket of semi-rural density surrounded by rural lands.

9 D.E. McCormac

December 2002 WC:

Semi-Rural: 1 du/acre

August 2003 WC:

Semi-Rural: 1 du/acre

October Traffic Referral:

Semi-Rural: 1 du/acre

April 2004 WC:

Semi-Rural: 1 du/acre

SUBJECT: GENERAL PLAN 2020: PROJECT UPDATE AND CONFIRMATION OF
DIRECTION (District: All)

MAPPING METHODS AND ISSUES

Mapping Process

Mapping the distribution of residential land use was a complex process that considered a variety of planning and legal factors when preparing land use recommendations. Some of the factors considered during the mapping process were the following:

- Proximity to existing and planned infrastructure and services (sewer, water, fire, etc.)
- Physical suitability of the site (slopes, floodplains, fault zone, etc.)
- Vehicular access (roadway level of service, connectivity, transit plan, etc.)
- Existing parcel size and land uses
- Existing and proposed resource standards
- Potential environmental impacts (biological sensitivity, geologic hazard, watershed, etc.)
- Compatibility with surrounding uses (setting, agriculture, adjacent development or uses, etc.)
- Landowner requests
- Community and advisory group recommendations

Maps prepared for GP 2020 must be consistent with the project's regional elements and community plans, and potential impacts outlined in the EIR will be determined from an analysis of regional maps.

Housing Affordability

The quality of life in San Diego County makes it a desirable place in which to live and work. During the past decade, regional job and population growth fueled a demand for housing that was not met by an equal increase in housing supply. Consequently, the continued demand for home ownership pushed the median price of housing to what is unaffordable to seventy-four percent of the region's households where the median annual family income is \$61,100.

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- Planning concepts, as applied to land use maps, employ methods recommended by the building industry (see Attachment J) for improving housing affordability.
- Residential capacity provides enough supply to meet the County's fair share of the region's future housing demand.
- Allowable densities are related to affordable housing types such as small lot single-family, duplex, and attached dwelling units.

GENERAL PLAN 2020 Land Use Framework

REGIONAL CATEGORIES

APPROVED: Semi-Rural Estates

Semi-Rural Estates are existing and planned settlements that contain low-density residential uses, agricultural uses, and support activities. Semi-rural areas serve as a transition between the Village and Rural Lands. Residential densities in Semi-Rural Estates should be related to the physical conditions, community character, and availability of public services and roads. Higher densities within the allowable range should be located near Villages, while lower densities should be located near Rural Lands. Site design methods that reduce onsite infrastructure costs and preserve contiguous open space are encouraged within this category.

APPROVED: Rural Lands

Rural Lands are areas appropriate for large farms², open space, very low-density residential use, and recreation. Rural Lands benefit all residents by preserving the County's rural atmosphere and by:

- Protecting land with significant physical and/or environmental constraints.
- Preserving limited resources such as open space and natural resources.
- Providing open space buffers and a visual separation between communities.

Typically, areas categorized as Rural Lands rely on groundwater and septic systems and are located away from existing urban-level development.

Residential Density Range:

All-County*: 1 du/acre to 1 du/10 acre

Special circumstances: Sewer ~~Municipal~~ services may be used for clustering that preserves open space, agriculture, or environmentally sensitive areas provided that the overall density is not increased.

*Existing: Estate Development Area (EDA);
Country Residential Development Area (CRDA)*

Residential Density Range:

West of CWA: 1 du / 20 or 40 acre

East of CWA: 1 du / 40, 80 or 160 acre

Special Circumstances: East of CWA, 1 du/40 acre should be located near the CWA line and existing communities. In limited circumstances with existing parcelization, 1 du/10 acre West of CWA and 1du/20 acre East of CWA may be applied.

*Existing: Rural Development Area (RDA) /
Environmentally Constrained Area (ECA).*

² Community-Specific Conditions: Communities with special conditions, such as Borrego Springs, should address specific land use and ground water issues in their Rural and Semi-Rural areas within their community plans.

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Residential Density Range:

All-County*: 1 du/acre to 1 du/10 acre

Special circumstances: Sewer ~~Municipal~~ services may be used for clustering that preserves open space, agriculture, or environmentally sensitive areas provided that the overall density is not increased.

*Existing: Estate Development Area (EDA);
Country Residential Development Area (CRDA)*

Residential Density Range:

West of CWA: 1 du / 20 or 40 acre

East of CWA: 1 du / 40, 80 or 160 acre

Special Circumstances: East of CWA, 1 du/40 acre should be located near the CWA line and existing communities. In limited circumstances with existing parcelization, 1 du/10 acre West of CWA and 1du/20 acre East of CWA may be applied.

*Existing: Rural Development Area (RDA) /
Environmentally Constrained Area (ECA).*

² Community-Specific Conditions: Communities with special conditions, such as Borrego Springs, should address specific land use and ground water issues in their Rural and Semi-Rural areas within their community plans.

Community Matrix

ATTACHMENT B

FALLBROOK

2000 Census Population.....39,646
 Community 2020 Target.....50,000
 April 2004 WC Map Population.....60,990

**APRIL 2004 WORKING COPY MAP**

The key objectives are to retain the vitality of the town center while preserving the rural character and agriculture within the community. It is also important to protect the areas of rugged terrain, particularly in the northern part of the community along the Santa Margarita River, by applying a Rural Lands density designation. In the southern portion of the community (along the San Luis Rey River), rural lands densities have been applied due to environmental constraints (floodplain). The April 2004 Map has also taken into consideration a proposed transit node and appropriate densities in the area east of Interstate 15 and north of State Route 76.

KEY COMMUNITY ISSUES

- Traffic congestion, especially through the town center
- Preservation of a vibrant, prosperous town center
- Impacts to small town community character from population growth and development
- Preserving community character and the environment while protecting private property interests

COMMUNITY-SPECIFIC PLANNING RATIONALE

- The community contains a well-defined Village that includes an existing revitalization area
- The village is surrounded by Semi-Rural lands that are already subdivided

- A large area, northeast of the interchange between State Route 76 and Interstate 15, has been identified as a possible employment center accompanied by residential designations to accommodate a mix of single family and multifamily housing
- The environmentally sensitive lands surrounding the Santa Margarita River in the north and San Luis Rey River floodplain in the south have been designated at Rural Lands densities

TRAFFIC FORECASTS

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts¹ indicate there would be about 94 lane-miles of roads operating at LOS E or F in Fallbrook. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is about \$305 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces about 114 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is nearly \$590 million for Fallbrook.

¹ Based on traffic forecasts for the August 2003 Working Copy map.

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
112	<p><i>Byron White (representing Forest Park, Lawson Acres, Lawson Heights, Lawson Valley, and Lyons Vista Partnerships)</i></p> <p>Five land partnerships located at the northeastern end of the Planning Area. Parcels are north of Skyline Truck Trail outside the County Water Authority boundary on septic systems and include over 100 parcels of various sizes. Parcel groundwater dependency requires 8-acre minimum lot sizes.</p> <ul style="list-style-type: none"> 2,800 acres total (consisting of two, large non-contiguous regions) Rural Lands category 	1du/ 4,8,20 acres	1du/40 acres	Maintain present 8-acre zoning minimums	1du/ 10,20 acres	<p>COMPROMISE of <u>1 du/10 acres</u> and <u>1 du/20 acres</u> on western portion</p> <p>1 du/10 acre area:</p> <ul style="list-style-type: none"> Reflects current parcelization and consistency with adjacent density pattern 1 du/20 acres for larger parcels in area surrounded by 1 du/10 acre designation <p>1 du/20 acre area:</p> <ul style="list-style-type: none"> Responds to significant community concerns regarding the 1 du/40 acre designation <p>Retain <u>1 du/40 acres</u> in eastern portion:</p> <ul style="list-style-type: none"> No existing pattern of development 1 du/40 acres retains existing rural character Location at the furthest end (east) of the Planning Area away from existing development Provides consistent land designation patterns and is consistent with planning concept of retaining the existing rural atmosphere

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

JAMUL/DULZURA



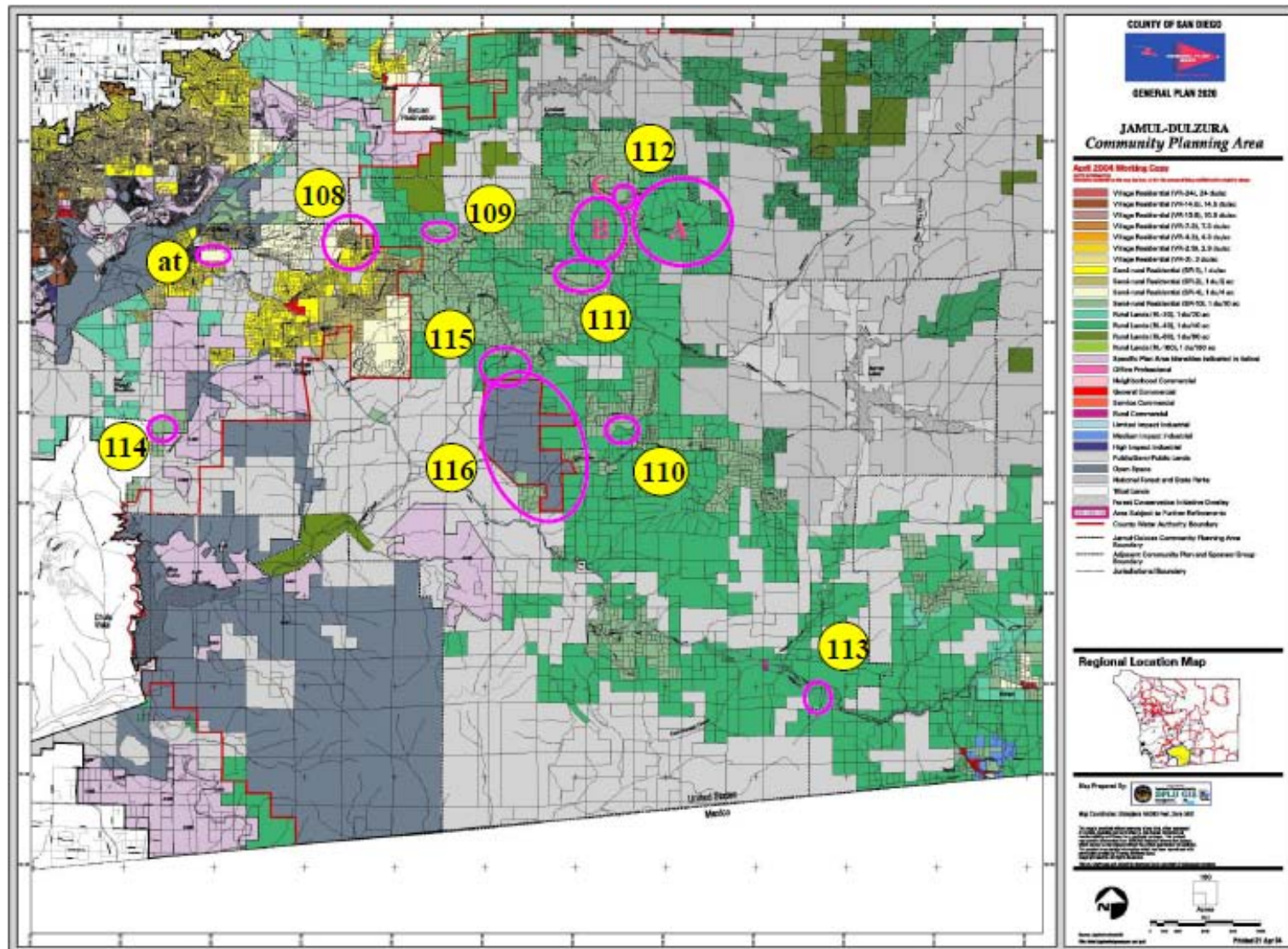
Jamul/Dulzura had nine properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 2 referrals meet the GP2020 concepts and planning principles.
- 3 referrals can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 4 referrals do not meet the GP2020 concepts and planning principles.

Three of the nine referrals are located inside the CWA boundary. Referrals inside the CWA have been assigned Semi-Rural densities based on existing parcelization, vehicular accessibility, and physical suitability. Generally, referrals outside the CWA are designated as Rural Lands. The Jamul/Dulzura community does not have clearly defined boundaries that separate Semi-Rural and Rural Lands. To avoid continued sprawl of the Semi-Rural densities, the August 2003 Working Copy map generally distinguishes between Semi-Rural and Rural Lands based on the size of existing parcelization, physical suitability, and potential environmental impacts. This rationale has created a ring of Semi-Rural density designations to the east of the village of Jamul. In response to community concerns against further reductions in density, the area inside this ring was designated the Rural Lands category with the highest density (1 du/20 acres). Areas outside this ring were designated the lower density Rural Lands category of 1 du/40 acres.

Community Matrix

ATTACHMENT B



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
112	<p><i>Byron White</i> (representing Forest Park, Lawson Acres, Lawsen Heights, Lawson Valley, Lyons Vista Partnerships)</p> <p>Outside CWA boundary. Located north of Skyline Truck Trail.</p> <ul style="list-style-type: none"> • 2,800 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/8 acres</p> <p><u>CPG/CSG:</u> Semi-Rural/Rural Lands: 1 du/10,20 acres</p> <p><u>Planning Commission:</u> Semi-Rural/Rural Lands: 1 du/10,20 acres (Staff reevaluate portion designated 1 du/40 acres)</p>	<p><u>County Staff:</u> DISAGREE with Referral</p> <p>Retain Rural Lands: 1 du/40 acres</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> - Recognizes existing parcelization - Potential environmental impacts are similar to adjacent parcels assigned higher density • <i>Assign densities based on characteristics of the land</i> – parcel assigned Rural Lands category has steep slope, but parcel assigned Semi-Rural category is relatively flat • <i>Create a model for community development</i> – referral would expand sprawl to the east with additional Semi-Rural densities in area categorized as Rural Lands
113	<p><i>John Pynenburg</i></p> <p>Outside CWA boundary. Located in southeastern portion of community, bisected by SR94.</p> <ul style="list-style-type: none"> • 76.41 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral</p> <p>Retain Rural Lands: 1 du/40 acres</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – recognizes established context and is similar in size to surrounding parcels • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> - Slopes greater than 25% on majority of parcel - Environmental constraints include coastal sage scrub • <i>Create a model for community development</i> – referral would produce isolated pockets of Semi-Rural densities in area categorized as Rural Lands

Community Matrix

ATTACHMENT B

JAMUL/DULZURA

2000 Census Population.....9,221

Community 2020 Target.....18,641

April 2004 WC Map Population.....21,400

**APRIL 2004 WORKING COPY MAP**

Key objectives for the April 2004 Working Copy map are to focus semi rural patterns of development in and around the community of Jamul, within the CWA boundary. Rural land densities are proposed for the remaining areas of the subregion, and are generally determined according to existing patterns of development.

KEY COMMUNITY ISSUES

- Maintain the historical character of the existing villages
- Maintain the rural character of the subregion
- Preserve environmental resources
- Contain traffic congestion through low density patterns of development

COMMUNITY-SPECIFIC PLANNING RATIONALE

- No Village densities exist within the subregion since the area is dependent on septic systems. The community uses the adjacent Valle de Oro village core area as their commercial center

- Transitioning of development away from the village was key to establishing a pattern of development within the area of the subregion served by the CWA

TRAFFIC FORECASTS

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts¹ indicate there will be more than 23 lane-miles operating at LOS E or F in Jamul/Dulzura. The preliminary cost estimate to improve those roads to an acceptable level of service (LOS D) is approximately \$116 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces more than 40 lane-miles operating at LOS E or F in Jamul/Dulzura. The preliminary cost estimate for road improvements associated with the existing general plan is \$352 million in Jamul/Dulzura.

¹ Based on traffic forecasts for the August 2003 Working Copy map.

Community Matrix

ATTACHMENT B

112	Byron White			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/10 acres Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> Assign densities based on the characteristics of the land Develop an internally consistent general plan Create a model for community development 		<p>Referral is comprised of three nonadjacent portions totaling approximately 2,800 acres. Staff recommends 1 du/10 acres for portion C. Portion B (1 du/40 acres) is constrained by steep slopes and lacks accessibility. Portion A (1 du per 40 acres), located in the northeastern area of the subregion, is adjacent to the National Forest. This portion has been designated Rural Lands based upon GP2020 planning principles that focus lower density development in areas where there are less services and infrastructure. Added development pressure to this area would require essential services that are already deficient.</p>	
113	John Pynenburg			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres	Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> Create a model for community development Assign densities based on characteristics of the land Develop an internally consistent general plan Locate growth near infrastructure, services, and jobs 		<p>This referral is located outside the CWA boundary southeast of the rural village of Dulzura. The majority of the parcel has slopes greater than 25 percent. Due to its remote location, entire area is designated 1 du/40 acres. Increased density on this single parcel would create an island of higher density. Increasing density of the entire area would conflict with GP2020 planning goals and principles and would result in additional traffic to Campo Road (SR94), which is already operating at LOS F.</p>	

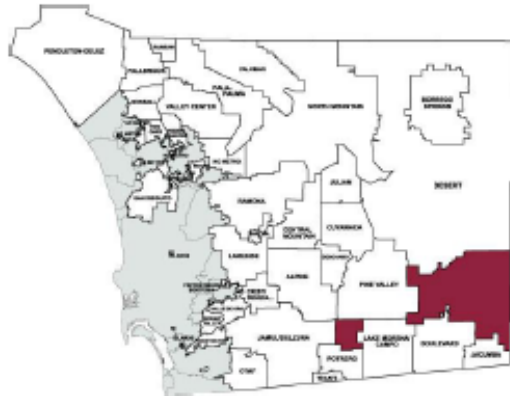
GENERAL PLAN 2020 REFERRAL MATRIX

MOUNTAIN EMPIRE

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
CHANGE to Working Copy Map						
Compromise with Property Owner Request						
164	<i>Dr. and Mr. Starkey</i> Located 4-5 miles west of Crestwood Rd. in Boulevard along La Posta Creek, north of I-8, immediately adjacent to the La Posta Indian Reservation and the Cleveland National Forest. <ul style="list-style-type: none"> 162 acres Rural Lands category APN: 528-170-01	1 du/ 4,8,20 acres	1 du/ 80 acres	1 du/ 10 acres per proximity to I-8	No CPG/CSG	COMPROMISE of <u>1 du/40 acres</u> <ul style="list-style-type: none"> Immediately adjacent to the La Posta Indian Reservation extraction operation and the Cleveland National Forest Rural Lands definition and concept Semi-Rural designation is inconsistent with rural areas immediately surrounding the site Limited access and services

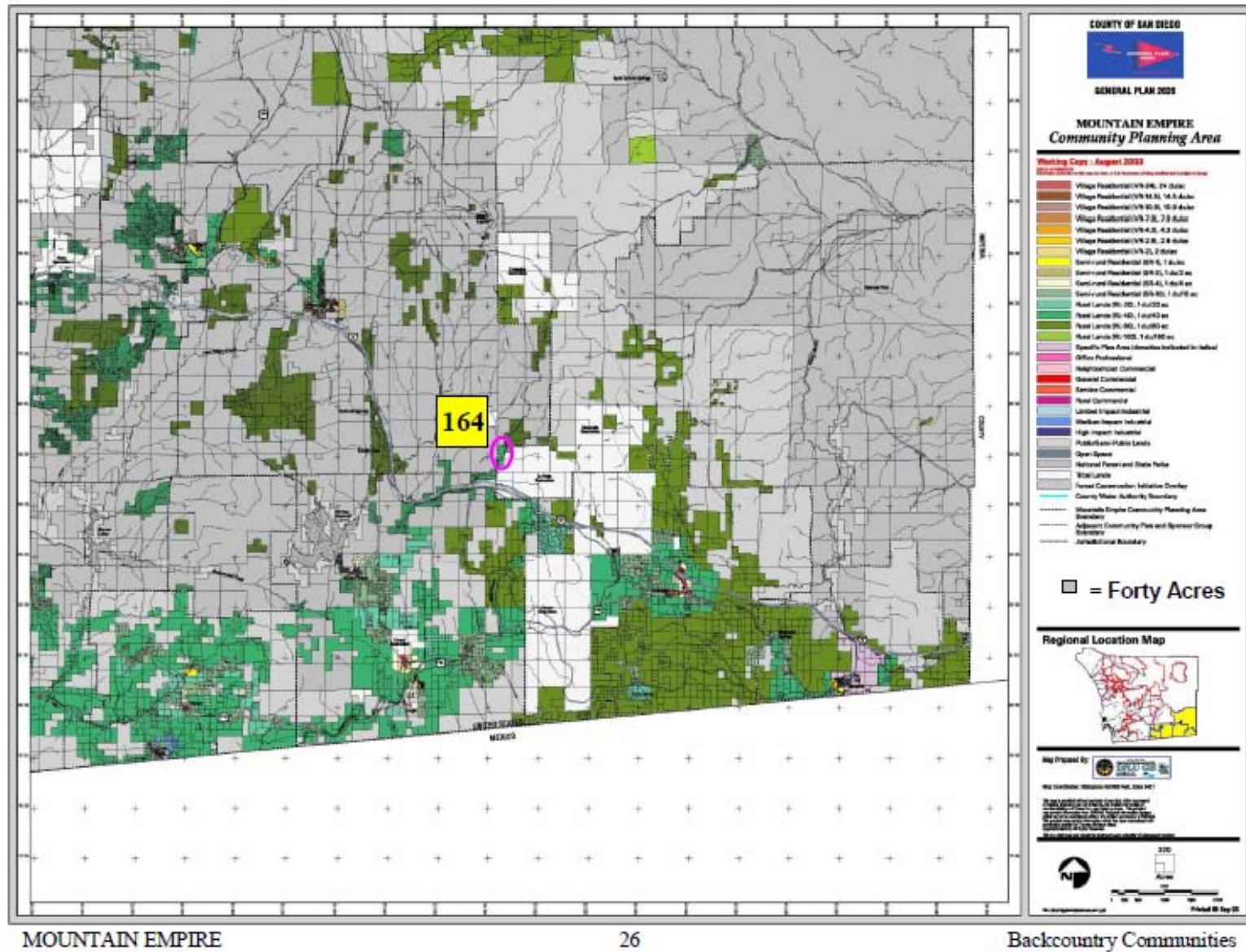
GENERAL PLAN 2020 RESIDENTIAL REFERRALS

MOUNTAIN EMPIRE



The unassigned area of Mountain Empire had one residential property referred for further staff evaluation. Upon completion of additional review, staff has determined that the referral can meet the GP2020 concepts and planning principles if a compromise solution is accepted.

This 162-acre referral is located outside the CWA boundary and is groundwater dependent. A compromise solution of applying a Rural Lands density of 1 du per 40 acres to the referral was assigned due to its remote location away from existing development patterns and available infrastructure and services. Increasing density on this parcel would create an isolated pocket of development, however, the 1 du per 40 acre density is appropriate due to proximity of an Interstate 8 interchange.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
164	<p><i>Dr. Starkey</i></p> <p>One parcel, located within La Posta Creek, surrounded by Cleveland National Forest, State, and Tribal Lands.</p> <ul style="list-style-type: none"> • 162 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> COMPROMISE Rural Lands: 1 du/40 acres</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> • Recognizes established context • Consistent with area to the south that has similar physical/environmental constraints • <i>Reduce public costs</i> – located outside of CWA boundary with limited vehicular access and services • <i>Assign densities based on characteristics of the land</i> – area is relatively steep with major environmental constraints and floodways

Community Matrix

ATTACHMENT B

MOUNTAIN EMPIRE

2000 Census Population.....101
 Community 2020 Target.....361
 April 2004 WC Map Population.....240

**APRIL 2004 WORKING COPY MAP**

The key objective is to preserve land for agricultural uses by maintaining 1 du/20 and 40-acre densities. It was also important to recognize the existing patterns of development that established the rural character of the region. There were no village densities proposed within the Mountain Empire subregion balance area, and instead, only Rural Lands designations were assigned to the area.

KEY COMMUNITY ISSUES

- Maintaining agriculture intensity
- Utilize development patterns that are conscience of the region's topography and groundwater constraints

COMMUNITY-SPECIFIC PLANNING RATIONALE

- Due to the area's dependence on both groundwater and septic systems, as well as the rugged topography, significant growth is not anticipated for this area
- Village and Semi-Rural designations are only applied to the areas with historically established development

TRAFFIC FORECASTS

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts¹ indicate there would be about 3 lane-miles of roads operating at LOS E or F in the entire Mountain Empire Subregion. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is about \$12 million.

Traffic forecasts for the April 2004 Working Copy map are improved over the existing general plan, which produces about 4 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is about \$13 million for the Mountain Empire Subregion.

¹ Based on traffic forecasts for the August 2003 Working Copy map.

Community Matrix

ATTACHMENT B

RESIDENTIAL PROPERTY REFERRALS

164	Dr. Starkey			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"> • <i>Develop an internally consistent general plan</i> • <i>Reduce public costs</i> • <i>Assign densities based on the characteristics of the land</i> • <i>Locate growth near infrastructure, services and jobs</i> 		<u>Rationale for April 2004 WC:</u> Applying a Semi-Rural density for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map or a potential compromise of 1 du/20 acres.	
			The Rural Lands designation is consistent with the location, context, land use framework, and GP2020 planning concepts. The property is isolated and lacks services and infrastructure. The property contains relatively steep areas with major environmental constraints and floodways. The referral is also adjacent to the La Posta Reservation, as well as large amounts of public land.	

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
NO CHANGE to Working Copy Map						
174	<i>Brian Mooney (representing Laura and Bill Houle)</i> North of Hwy 94 and within Potrero Creek basin. <ul style="list-style-type: none"> 124.23 and 80 acres Rural Lands category APNs: 651-110-03 652-051-02	1 du/ 4,8,20 acres	1 du/ 40 acres	Retain existing density	1 du/ 8 acres	DISAGREE - Retain <u>1 du/40 acres</u> <ul style="list-style-type: none"> The site is located mostly within Rural Lands consisting of large lots Slope, flood and sensitive habitat issues Isolated from main road access by State and Federal lands



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
173	<p><i>George Woodhead</i> (representing Jennifer Hom)</p> <p>Located along Potrero Creek, Potrero Road, and Potrero Round Rd.</p> <ul style="list-style-type: none"> • 593 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/8 acres</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: <u>1 du/10 acres</u> (adjacent to existing village) Rural Lands: <u>1 du/20 acres</u> (adjacent to infrastructure) Rural Lands: <u>1 du/40 acres</u> (in more remote areas)</p>	<ul style="list-style-type: none"> • Assign densities based on characteristics of the land – area has sensitive biological habitat • Create a model for community development – areas designated Semi-Rural reflect the context of existing areas of Semi-Rural densities and areas designated with Rural Lands densities are located away from existing infrastructure and existing development patterns • Locate growth near infrastructure, services, and jobs – area is groundwater dependent, lacks vehicular access, and is located away from existing settlements
174	<p><i>Brian Mooney</i> (representing Laura Houle)</p> <p>Located within Potrero Creek floodway.</p> <ul style="list-style-type: none"> • 125 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/8 acres</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> • Create a model for community development – referral would produce isolated pockets of Semi-Rural densities in area categorized as Rural Lands • Assign densities based on characteristics of the land – area has sensitive biological habitat

Community Matrix

ATTACHMENT B

POTRERO 2000 Census Population.....886 Community 2020 Target ¹717 April 2004 WC Map Population.....2,210	
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APRIL 2004 WORKING COPY MAP

The key objective is to preserve the rural character of the community, while also recognizing the existing town center development along Highway 94. Semi-Rural densities are applied to the areas surrounding the community's commercial center, with additional densities of 1 du/10 acres dispersed through the community to recognize existing parcelization and good access. Rural Lands designations are assigned to the remaining portions of the community planning area.

COMMUNITY-SPECIFIC PLANNING RATIONALE

Due to limited sewer, water, and emergency service availability, only a small degree of growth is planned for the areas surrounding the town center

TRAFFIC FORECASTS

(See Mountain Empire Section)

KEY COMMUNITY ISSUES

- Potrero is a community that prefers a self-determination approach to planning. They are satisfied with a majority of the existing general plan designations
- Physical, historic structures in Potrero not only contribute to the "country-life" feel of the area, but also to its sentimental appeal and strong roots

¹ Community target not yet endorsed by the Board of Supervisors: 1,525.

Community Matrix

ATTACHMENT B

RESIDENTIAL PROPERTY REFERRALS**173 George Woodhead (representing Jennifer Hom)**December 2002 WC:

Rural Lands: 1 du/40 acres

August 2003 WC:

Semi-Rural: 1 du/10 acres

Rural Lands: 1 du/20 acres

Rural Lands: 1 du/40 acres

October Traffic Referral:

Semi-Rural: 1 du/10 acres

April 2004 WC:Semi-Rural: 1 du/10 acres
(adjacent to existing village)Rural Lands: 1 du/20 acres
(adjacent to infrastructure)Rural Lands: 1 du/40 acres
(more remote areas)Key Objectives:

- Create a model for community development
- Assign densities based on the characteristics of the land
- Locate growth near infrastructure, services and jobs

Rationale for April 2004 WC:

This property has sensitive biological habitat, is groundwater dependent, lacks vehicular access, and is distant from existing infrastructure and development. The assigned designations are consistent with the location, context, land use framework, and GP2020 planning concepts.

174 Brian Mooney (representing Laura Houle)December 2002 WC:

Rural Lands: 1 du/40 acres

August 2003 WC:

Rural Lands: 1 du/40 acres

October Traffic Referral:

Semi-Rural: 1 du/10 acres

April 2004 WC:

Rural Lands: 1 du/40 acres

Key Objectives:

- Assign densities based on the characteristics of the land
- Create a model for community development

Rationale for April 2004 WC:

Applying a Semi-Rural density for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map or a potential compromise of 1 du/20 acres.

This request would create an isolated pocket of Semi-Rural density in a remote area surrounded by Rural Lands with limited roads, infrastructure and services. The area also contains sensitive biological habitats. The Rural Lands designation meets the land use framework and the planning concepts for GP2020.

GENERAL PLAN 2020 REFERRAL MATRIX

Boulevard

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
CHANGE to Working Copy Map						
Compromise with Property Owner Request						
165	<p><i>J. Doyle</i></p> <p>Doyle Property, located 300 ft behind commercial frontage in the traditional Boulevard Village area, on Old Hwy 80, east of the Hwy 94/80 merge. Adjacent to old cottage lots (4,000 sf) and large 40 – 80 acre parcels.</p> <ul style="list-style-type: none"> ▪ Approx. 8 acres ▪ Semi-Rural category 	10.9 du/acre	1 du/4 acres	10.9 du/acre	1 du/4 acres	<p>COMPROMISE of <u>1 du/acre</u></p> <ul style="list-style-type: none"> ▪ Location and context allow for semi-rural to village intensities ▪ Entire area is groundwater dependent ▪ This designation would allow for future services without changing the existing mobile home park to high density single family housing
NO CHANGE to Working Copy Map						
166	<p><i>Jim Whalen</i></p> <p>Empire Ranch, located 4-5 miles south of I-8 and Ribbonwood Rd, bordering Mexico and the traditional Boulevard town within the Jewell Valley basin.</p> <ul style="list-style-type: none"> ▪ Approx. 4,000 contiguous acres ▪ Rural Lands category 	1 du/4,820 acres	1 du/80 acres	Retain existing density	1 du/80 acres	<p>DISAGREE - Retain <u>1 du/80 acres</u></p> <ul style="list-style-type: none"> ▪ General Plan 2020 designation (Rural Lands) is consistent with surrounding context of large lots, sensitive biological habitat, and species sensitivity ▪ Proposed intensity of development is more appropriate in surrounding Country Towns, rather than this more rural area

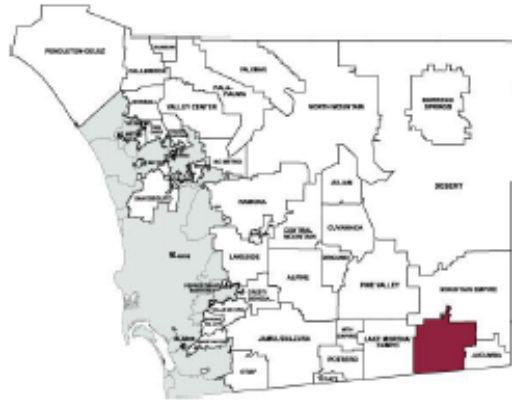
GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
167	<p><i>William Schwartz (Bluegreen Corp.)</i></p> <p>Big Country Ranch, located 2-4 miles north of I-8 and Ribbonwood Rd. Surrounded by State Lands and Manzanita Indian Reservation Lands.</p> <ul style="list-style-type: none"> ▪ Approx. 2,000 acres ▪ Rural Lands category 	Specific Plan	1 du/40 acres	Retain Specific Plan (1 du/32 acres)	1 du/80 acres	<p>DISAGREE - Retain 1 du/80 acres</p> <ul style="list-style-type: none"> ▪ Surrounded by State Lands and Manzanita Indian Reservation Lands ▪ Former specific plan with existing "pipelined" specific plan in progress proposing 1 du/32 acres currently under County staff review ▪ Rural Lands designation is consistent with location and context ▪ Within sensitive biological habitat ▪ Isolated from existing infrastructure ▪ Groundwater dependent

Jacumba*No referrals*

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

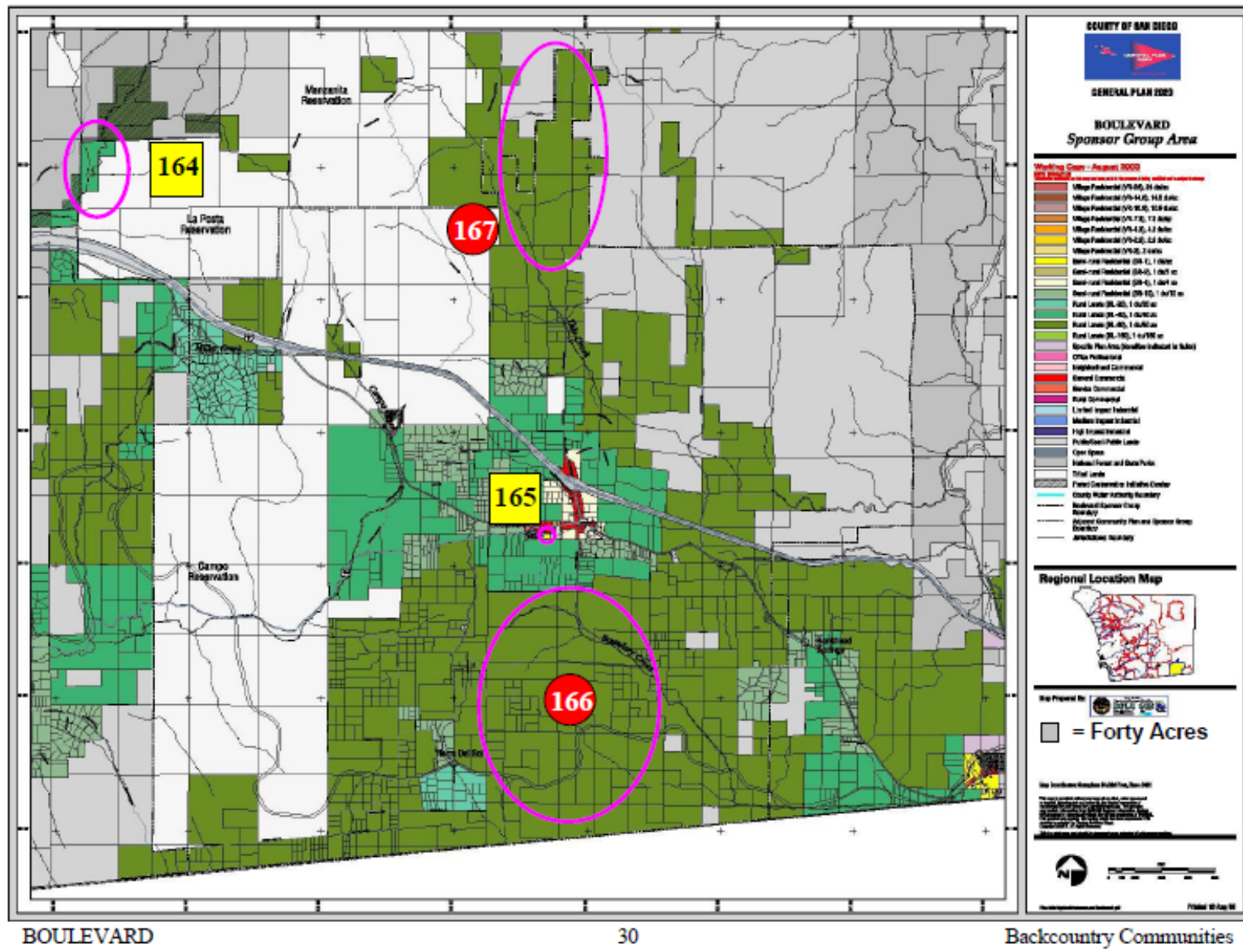
BOULEVARD



Boulevard had three residential properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 1 referral can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 2 referrals do not meet the GP2020 concepts and planning principles.

All of the referrals are located outside the CWA boundary and are groundwater dependent. Two referrals are between 2,000 and 4,000 acres in size and located outside the village of Boulevard. These referrals have areas consistent with Rural Lands designation because they lack adequate public services and infrastructure, are within a context of large-lot parcels, and have potential environmental impacts. Increasing the densities of these referrals would produce more growth in Boulevard and undermine its community character by contributing to a community development pattern characterized by sprawl. The remaining referral consists of a four-acre parcel located within the village. This groundwater dependent parcel was designated with a Semi-Rural density to recognize the existing legal non-conforming mobile home park that pre-dates the existing General Plan or Zoning Ordinance.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
165	<p><i>J. Doyle</i></p> <p>Located in traditional Boulevard Village, behind commercial land.</p> <ul style="list-style-type: none"> • 8 acres • Existing General Plan: 10.9 du/acre 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Referral Request:</u> Village Core: 10.9 du/acre</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: <u>1 du/acre</u></p>	<ul style="list-style-type: none"> • Create a model for community development – Semi-Rural densities are consistent with land use framework concepts for a Rural Village • Assign densities based on characteristics of the land – area is groundwater dependent • Develop a legally defensible general plan – designation would allow for future services without changing the existing mobile home park to high density residential
166	<p><i>Jim Whalen</i></p> <p>Located between the village of Boulevard and border with Mexico.</p> <ul style="list-style-type: none"> • 4,000 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/80 acres</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: <u>1 du/80 acres</u></p>	<ul style="list-style-type: none"> • Create a model for community development – referral would produce isolated pockets of Semi-Rural densities in area categorized as Rural Lands • Obtain a broad consensus – consistent with planning group recommendation
167	<p><i>William Schwartz (Bluegreen Corp.)</i></p> <p>Big Country Ranch, located north of I-8, surrounded by State and Tribal Lands. Pipelined SPA</p> <ul style="list-style-type: none"> • 2,000 acres • Existing General Plan: Specific Plan (0.03) 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Specific Plan (1 du/32 acres)</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/80 acres</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: <u>1 du/80 acres</u></p>	<ul style="list-style-type: none"> • Create a model for community development – referral would produce isolated pockets of Semi-Rural densities in area categorized as Rural Lands • Locate growth near infrastructure, services, and jobs – groundwater dependent, without vehicular access, and away from existing settlements • Assign densities based on characteristics of the land – area has sensitive biological habitat • Obtain a broad consensus – consistent with planning group recommendation

Community Matrix

ATTACHMENT B

BOULEVARD

2000 Census Population.....1,692
 Community 2020 Target¹3,000
 April 2004 WC Map Population.....2,840

**APRIL 2004 WORKING COPY MAP**

The goal of the April 2004 Working Copy map is to retain Boulevard's rural character and direct growth within the village area. Much of the land is undeveloped and lacks the needed infrastructure to facilitate development outside the village in a costly manner. The community is located entirely outside the CWA and is groundwater dependant.

KEY COMMUNITY ISSUES

- Rural character opens unique opportunities for the many recreational possibilities surrounding the area
- Boulevard's natural resources are a valuable asset to its own quality of life, as well as the region
- Commercial needs are satisfied by small businesses that work to maintain the common personality of the area
- The new casino gives rise to the issue of expanding the existing Village Core and commercial areas

COMMUNITY-SPECIFIC PLANNING RATIONALE

- Higher densities for the community are located in the existing crossroads of Highway 80, Highway 94, Ribbonwood Road and Interstate 8
- Semi-rural areas primarily reinforce the village area of Boulevard
- Buffers are established between the communities of Tierra del Sol, Boulevard and Live Oak Springs

TRAFFIC FORECASTS

(See Mountain Empire Section)

¹ Community target not yet endorsed by the Board of Supervisors: 4,134.

Community Matrix

ATTACHMENT B

RESIDENTIAL PROPERTY REFERRALS

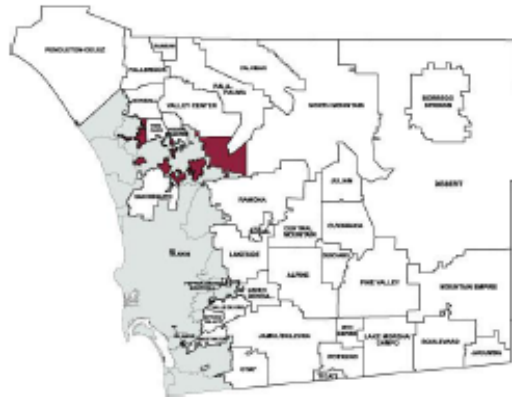
165	J. Doyle	<u>December 2002 WC:</u> Semi-Rural: 1 du/4 acres	<u>August 2003 WC:</u> Semi-Rural: 1 du/acre	<u>October Traffic Referral:</u> Semi-Rural: 1 du/4 acre	<u>April 2004 WC:</u> Semi-Rural: 1 du/4 acre
166	Jim Whalen	<u>December 2002 WC:</u> Rural Lands: 1 du/80 acres	<u>August 2003 WC:</u> Rural Lands: 1 du/80 acres	<u>October Traffic Referral:</u> Rural Lands: 1 du/80 acres <i>No action – referred to staff pending groundwater study</i>	<u>April 2004 WC:</u> Rural Lands: 1 du/80 acres
167	William Schwartz (representing Bluegreen Corp.)	<u>December 2002 WC:</u> Rural Lands: 1 du/40 acres	<u>August 2003 WC:</u> Rural Lands: 1 du/80 acres	<u>October Traffic Referral:</u> Rural Lands: 1 du/80 acres <i>No action – referred to staff pending groundwater study</i>	<u>April 2004 WC:</u> Rural Lands: 1 du/80 acres

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
NO CHANGE to Working Copy Map						
16	<i>Brad Gephart</i> North of Hwy 78, south of Lake Wohlford; near Wild Animal Park. <ul style="list-style-type: none"> 770 acres Rural Lands category 	1 du/ 4,8,20 acres	1 du/ 40 acres	1 du/ 8 acres	No CPG/CSG	DISAGREE - Retain <u>1 du/40 acres</u> <ul style="list-style-type: none"> Majority of property contains steep slopes (much of it greater than 50%) Within the boundaries of the South County Multiple Species Conservation Plan Groundwater dependent
17	<i>Thure Stedt</i> Valley View Project located north of Hwy 78, south of Lake Wohlford <ul style="list-style-type: none"> Approximately 1,200 acres Rural Lands category 	1 du/ 4,8,20 acres	1 du/ 40 acres	Reflect Escondido General Plan for this project area	No CPG/CSG	DISAGREE - Retain <u>1 du/40 acres</u> <ul style="list-style-type: none"> Contains steep slopes Majority of the property is within the boundaries of the South County Multiple Species Conservation Plan Preapproved Mitigation Area Area outside the South County Multiple Species Conservation Plan contains Natural Upland Habitats Groundwater dependent
18	<i>Jim Whalen (representing Loranda Corporation)</i> Located at the northwest corner of Bear Valley Pkwy and Hwy 78. <ul style="list-style-type: none"> 12.54 acres Village category APN: 234-291-11	7.3 du/acre	7.3 du/acre	14.5 du/acre be considered (multifamily and commercial)	No CPG/CSG	DISAGREE - Retain 7.3 du/acre <ul style="list-style-type: none"> Existing development consists of single family residences and active agriculture Multi-family and commercial uses are established in the adjacent city of Escondido Commercial land use referrals are deferred to future discussions

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

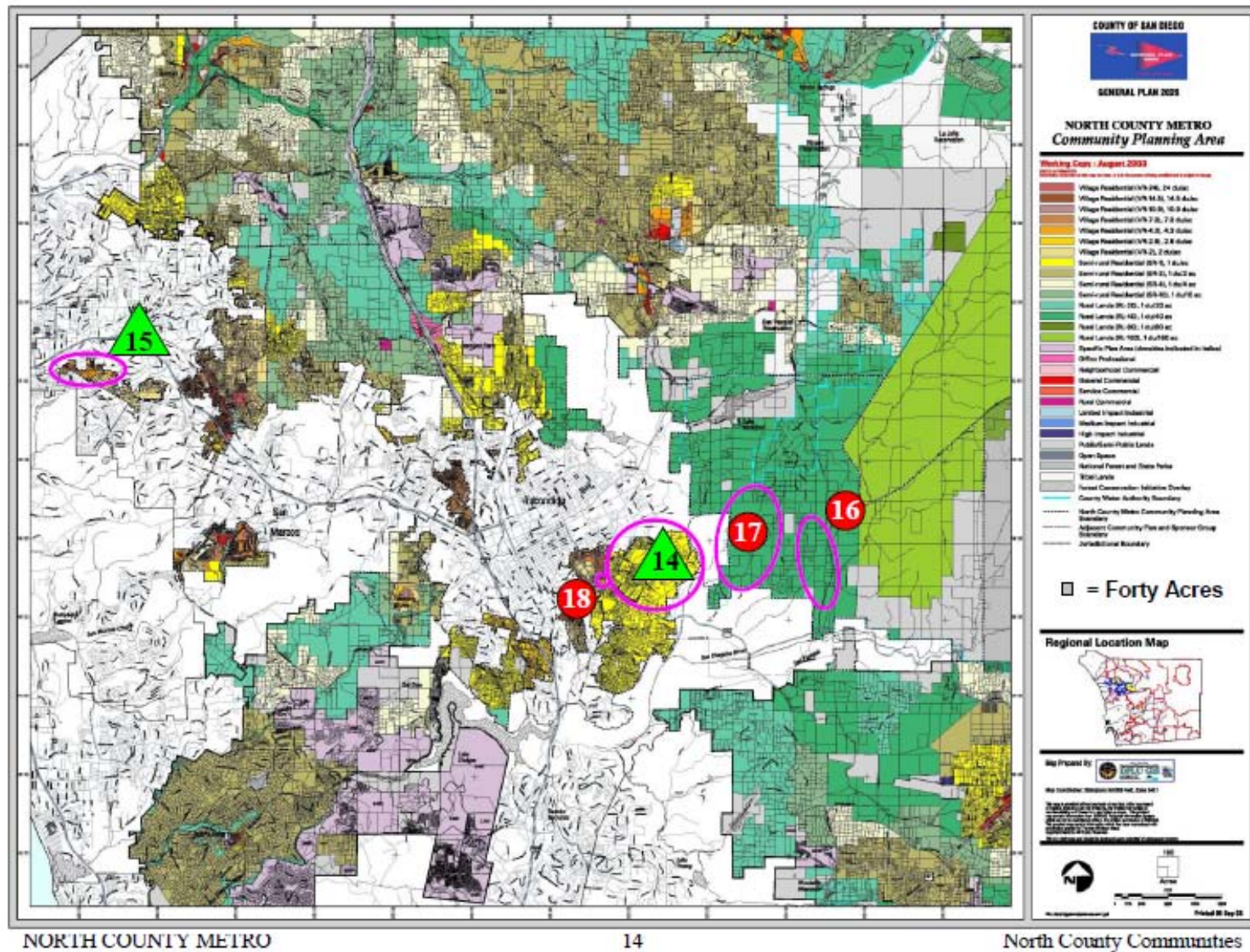
NORTH COUNTY METRO



North County Metro had five properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 2 referrals meet the GP2020 concepts and planning principles
- 3 referrals do not meet the GP2020 concepts and planning principles.

One referral is in an area that has an established pattern of single-family residences adjacent to a Semi-Rural area containing active agriculture. Higher density development is not consistent with the surrounding uses in the area. The remaining two referrals are located in Rural Lands in the eastern most portion of the community near the San Diego Wild Animal Park. These areas were designated as Rural Lands because they are highly constrained and both lack adequate public services and infrastructure.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
14	<p><i>Ben Hillebrecht</i></p> <p>Inside CWA boundary. General area north of San Pasqual Valley Road and east of Cloverdale Road.</p> <ul style="list-style-type: none"> Existing General Plan: 1 du/2,4,8 acres and 1 du/10 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/acre</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/acre</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> AGREE with Referral Semi-Rural: <u>1 du/acre</u></p>	NO CHANGE PROPOSED
15	<p><i>Boyd West</i></p> <p>Inside CWA boundary. Vicinity of Sunset Drive and Ridge Road; Sunset Island area.</p> <ul style="list-style-type: none"> Existing General Plan: 1 du/1,2,4, acres 	<p><u>GP2020 Working Copy:</u> Village: 2 du/acre</p> <p><u>Referral Request:</u> Village: 4.3 du/acre</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> AGREE with Referral Village: <u>4.3 du/acre</u></p>	<ul style="list-style-type: none"> Develop a legally defensible general plan – recognizes established context Reduce public costs <ul style="list-style-type: none"> Located inside CWA Adequate vehicular access Assign densities based on characteristics of the land – minimal physical and environmental constraints
16	<p><i>Brad Gephart</i></p> <p>Outside CWA boundary. North of Hwy 78, south of Lake Wohlford; near Wild Animal Park.</p> <ul style="list-style-type: none"> 770 acres Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/8 acres</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with referral Retain Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> Develop a legally defensible general plan – recognizes established context Assign densities based on characteristics of the land <ul style="list-style-type: none"> Majority of property contains steep slopes between 25% and 50% Majority of the property within the South County MSCP Preapproved Mitigation Area Groundwater dependent

Community Matrix

ATTACHMENT B

NORTH COUNTY METRO

2000 Census Population.....29,922

Community 2020 Target.....52,967

April 2004 WC Map Population.....65,040

**APRIL 2004 WORKING COPY MAP**

The key objective is to increase residential densities in areas that are appropriate for higher density development, and to lower residential densities in areas that have environmental constraints and/or are located outside the CWA boundary.

KEY COMMUNITY ISSUES

- Varying levels of sewer, water, and emergency services available
- Ensure preservation of agriculture in areas adjacent to rapidly growing cities
- Increased traffic throughout the sub-region may negatively affect the rural character of non-urbanized communities
- Annexations to the adjacent cities of Escondido, San Diego, San Marcos, Vista, and Oceanside are often inconsistent with the character of unincorporated community planning areas

COMMUNITY SPECIFIC PLANNING RATIONALE

- Higher density development is planned west of the CWA boundary. Density designations took into account existing patterns of development as well as the surrounding character of adjacent jurisdictions
- The eastern portion of the North County Metro community is planned for lower density development. Most of this area is

located outside of the CWA boundary and contains rugged terrain and significant biological resources

- The Harmony Grove portion of North County Metro is discussed with the San Dieguito Community Planning Area

TRAFFIC FORECASTS

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts¹ indicate there would be about 52 lane-miles of roads operating at LOS E or F in North County Metro. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is \$138 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces about 93 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is \$331 million for North County Metro.

¹ Based on traffic forecasts for the August 2003 Working Copy map. Preliminary forecasts do not include Stonegate, a large proposed residential development in the Twin Oaks community.

Community Matrix

ATTACHMENT B

RESIDENTIAL PROPERTY REFERRALS

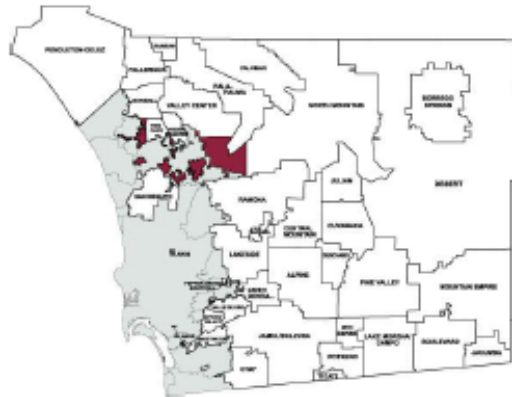
14	Ben Hillebracht	<u>December 2002 WC:</u> Semi-Rural: 1 du/acre	<u>August 2003 WC:</u> Semi-Rural: 1 du/acre	<u>October Traffic Referral:</u> Semi-Rural: 1 du/acre	<u>April 2004 WC:</u> Semi-Rural: 1 du/acre
15	Boyd West	<u>December 2002 WC:</u> Village: 2 du/acre	<u>August 2003 WC:</u> Village: 4.3 du/acre	<u>October Traffic Referral:</u> Village: 4.3 du/acre	<u>April 2004 WC:</u> Village: 4.3 du/acre
16	Brad Gephardt	<u>December 2002 WC:</u> Rural Lands: 1 du/40 acres	<u>August 2003 WC:</u> Rural Lands: 1 du/40 acres	<u>October Traffic Referral:</u> Semi-Rural: 1 du/10 acres	<u>April 2004 WC:</u> Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"> • <i>Develop an internally consistent general plan</i> • <i>Assign densities based on characteristics of the land</i> 		<u>Rationale for April 2004 WC:</u> This property is groundwater dependent and lies east of the CWA boundary in the vicinity north of the Wild Animal Park. The referral has been given a density of 1 du/40 acres because the majority of this area contains steep slopes greater than 25 percent, and many of the parcels have slopes greater than 50 percent. Additionally, the majority of this land is in the proposed North County MSCP preserve area.		

GENERAL PLAN 2020 REFERRAL MATRIX

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18	<i>Jim Whalen (representing Loranda Corporation)</i> Located at the northwest corner of Bear Valley Pkwy and Hwy 78. <ul style="list-style-type: none"> 12.54 acres Village category APN: 234-291-11	7.3 du/acre	7.3 du/acre	14.5 du/acre be considered (multifamily and commercial)	No CPG/CSG	DISAGREE - Retain 7.3 du/acre <ul style="list-style-type: none"> Existing development consists of single family residences and active agriculture Multi-family and commercial uses are established in the adjacent city of Escondido Commercial land use referrals are deferred to future discussions

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

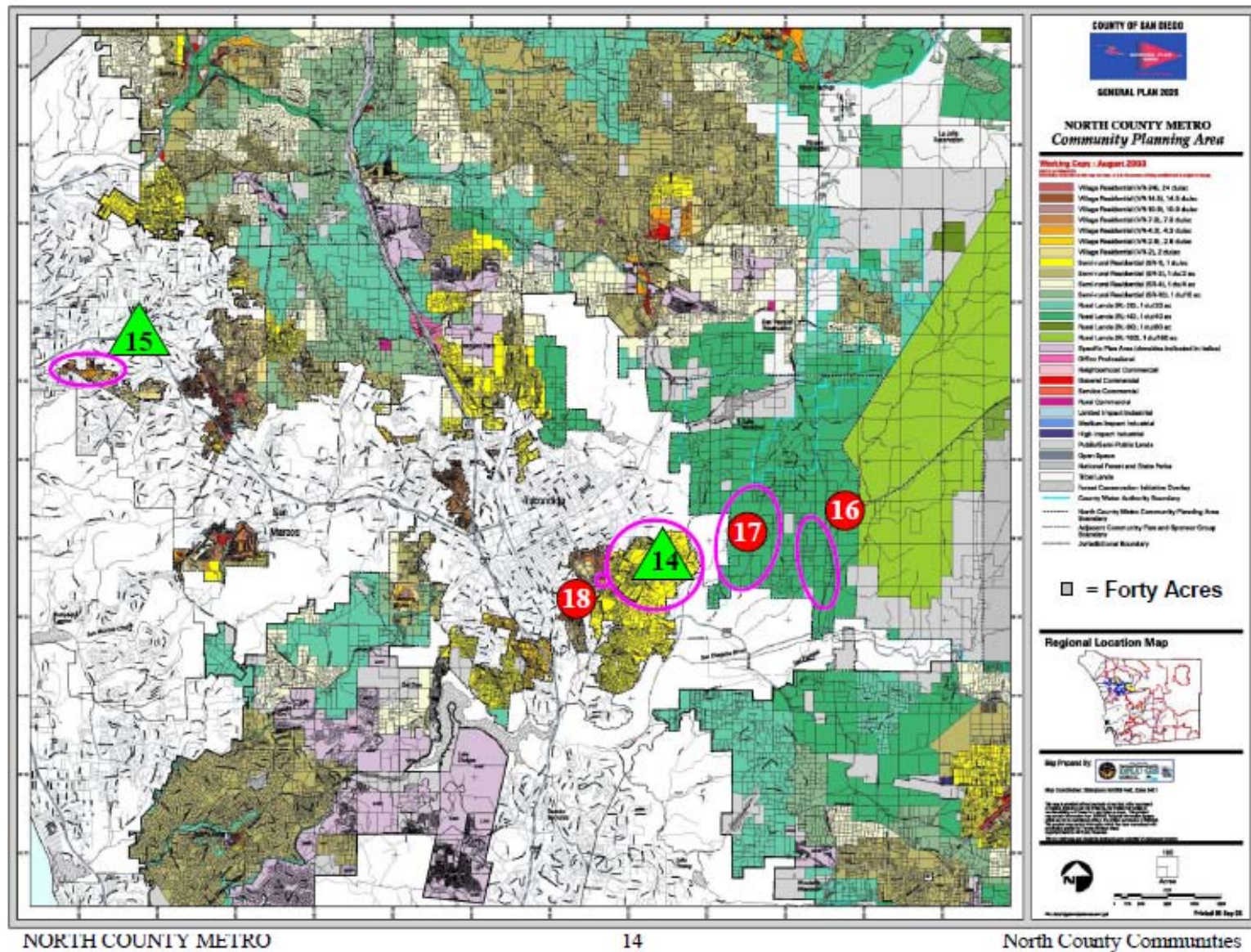
NORTH COUNTY METRO



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One referral is in an area that has an established pattern of single-family residences adjacent to a Semi-Rural area containing active agriculture. Higher density development is not consistent with the surrounding uses in the area. The remaining two referrals are located in Rural Lands in the eastern most portion of the community near the San Diego Wild Animal Park. These areas were designated as Rural Lands because they are highly constrained and both lack adequate public services and infrastructure.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
17	<p><i>Thure Stedt</i></p> <p>Outside CWA boundary. North of Hwy 78, south of Lake Wohlford; near Wild Animal Park.</p> <ul style="list-style-type: none"> • 1,200 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Reflect Escondido General Plan for this project area</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u></p> <p>DISAGREE with Referral</p> <p>Retain Rural Lands: 1 du/40 acres</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan – recognizes established context</i> • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Majority of property contains steep slopes greater than 25% · Majority of the property within the South County MSCP Preapproved Mitigation Area · Groundwater dependent
18	<p><i>Jim Whalen</i></p> <p>Inside CWA boundary. Northwest corner of Hwy 78 and Bear Valley Parkway.</p> <ul style="list-style-type: none"> • 12.54 acres • Existing General Plan: 7.3 du/acre 	<p><u>GP2020 Working Copy:</u> Village: 7.3 du/acre</p> <p><u>Referral Request:</u> Village Core: 14.5 du/acre and Commercial</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u></p> <p>DISAGREE with Referral</p> <p>Retain Village: 7.3 du/acre</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan – recognizes established context</i> • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Surrounding development consists of single-family dwellings · Adjacent to active agriculture to the south and east

Community Matrix

ATTACHMENT B

NORTH COUNTY METRO

2000 Census Population.....29,922
 Community 2020 Target.....52,967
 April 2004 WC Map Population.....65,040

**APRIL 2004 WORKING COPY MAP**

The key objective is to increase residential densities in areas that are appropriate for higher density development, and to lower residential densities in areas that have environmental constraints and/or are located outside the CWA boundary.

KEY COMMUNITY ISSUES

- Varying levels of sewer, water, and emergency services available
- Ensure preservation of agriculture in areas adjacent to rapidly growing cities
- Increased traffic throughout the sub-region may negatively affect the rural character of non-urbanized communities
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located outside of the CWA boundary and contains rugged terrain and significant biological resources

- The Harmony Grove portion of North County Metro is discussed with the San Dieguito Community Planning Area

TRAFFIC FORECASTS

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts¹ indicate there would be about 52 lane-miles of roads operating at LOS E or F in North County Metro. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is \$138 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces about 93 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is \$331 million for North County Metro.

¹ Based on traffic forecasts for the August 2003 Working Copy map. Preliminary forecasts do not include Stonegate, a large proposed residential development in the Twin Oaks community.

Community Matrix

ATTACHMENT B

17	Thure Stedt				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/40 acres	
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>		
	<ul style="list-style-type: none"> Assign densities based on the characteristics of the land Develop an internally consistent general plan Reduce public costs 		The City of Escondido recently denied a specific plan, pre-zoning, and tentative map for this property and recommended exclusion of this area within its Sphere of Influence update. LAFCO concurred with the City of Escondido. However, the Escondido General Plan identifies a 1 du/20 acre density designation for this area. A Rural Lands density of 1 du/40 acres is proposed because the majority of this area contains slopes greater than 25 percent; it is located in an area not readily served by existing infrastructure or services; the northern portion is located within the proposed North County MSCP preserve area; and the property is groundwater dependent.		
18	Jim Whalen				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral</u>	<u>April 2004 WC:</u>	
	Village: 7.3 du/acre	Village: 7.3 du/acre	Village: 7.3 du/acre	Village: 7.3 du/acre	
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>		
	<ul style="list-style-type: none"> Assign densities based on the characteristics of the land Develop an internally consistent general plan 		Staff disagreed with the referral request of 14.5 du/acre because the property is surrounded by single-family residential development and it is adjacent to active agriculture in the south and east. However, it will be referred to the upcoming Commercial/Industrial review.		

SUBJECT: GENERAL PLAN 2020: NON-RESIDENTIAL LAND USES AND SPECIAL STUDY AREA UPDATE (District: All)

- **Objective 3: Reduce Public Costs.** Incorporating commercial and industrial lands into growing rural communities can help reduce traffic generated by residents driving to/from work and shopping facilities located outside their community.
- **Objective 6: Locate Growth Near Infrastructure, Services, and Jobs.** Most of the proposed commercial and industrial lands are located near existing infrastructure and water and/or sewer service lines.
- **Objective 7: Assign (Land Uses) Based on Characteristics of the Land.** Both physical and environmental constraints were considered when assigning commercial and industrial designations. In some cases, existing industrial designations were removed from floodways and floodplains.
- **Objective 8: Create a Model for Community Development.** This objective provides a central town center or rural village core surrounded by low-density development and very low-density greenbelts. The model also applies to commercial and industrial uses, and most commercial and Light or Medium Impact Industrial lands are located within villages.
- **Objective 9: Obtain a Broad Consensus.** Commercial and industrial recommendations were developed in conjunction with Community Planning and Sponsor Groups, and they seek to balance community preferences, landowner requests, and the need to retain land for agriculture and sensitive habitats.

Planning Criteria

Several general criteria were incorporated into the commercial and industrial mapping process. Whenever possible, land use maps protect existing legal commercial and industrial uses. In addition, existing commercial or industrial use designations will remain unless they significantly conflict with surrounding land uses or with community planning goals and preferences, or when a property owner requested a change. Modifications to existing General Plan designations were required when the designation itself was eliminated from the land use framework. Additional review was applied to proposals for new commercial and industrial lands. In those cases, the planning principles described below were used to determine staff recommendations.

While the planning criteria are intended to be flexible, land use proposals that are inconsistent with several mapping criteria were typically not incorporated into staff recommendations. Staff recommendations are shown in each community matrix in Attachment E: Community Summary, Map, and Matrix.

General Planning Criteria

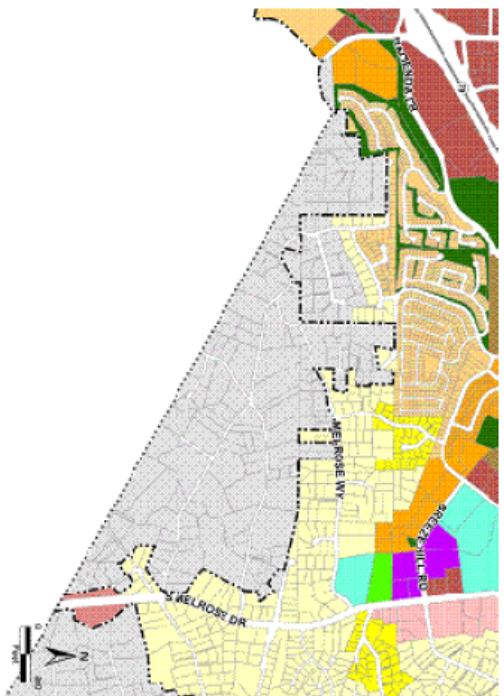
1. **Compatibility with surrounding uses.** Surrounding land uses should be considered when applying new land use designations. That is particularly true for commercial and industrial land uses, which can be in conflict with a surrounding residential use or with rural character unless located in a manner that minimizes traffic, noise, and aesthetic impacts.

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
59	<p><i>Ray Gray</i></p> <p>Located south of Country Club Rd, Escondido Creek, and the Harmony Grove Village.</p> <ul style="list-style-type: none"> 160 acres total Semi-Rural category <p>APNs: 238-021-08 to 10 235-011-06, 02, 01</p>	1 du/4 acres	1 du/10 acres	1 du/acre	Retain Working Copy designations	<p>COMPROMISE of <u>1 du/2 acres</u>, <u>1 du/10 acres</u>, and <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> Densities include 1 du/2 acres (northwest), 1 du/10 acres (most of property), and 1 du/20 acres (southwest) Portion of the property that is flat and is nearest to the Village has been assigned 1 du/2 acres (this is higher than the existing General Plan) The surrounding area has some 25-50% slope and is biologically sensitive (natural upland habitat) Higher density is not desirable in this area due to limited access Additional roadways to accommodate density south of Escondido Creek are opposed by the community (SC 1375) and would have to cross the Creek, creating a potential conflict with existing regulations Some changes have been made in the overall revision of Harmony Grove to create a more fluid potential development pattern
60	<p><i>Tony Baihaghy</i></p> <p>Area located off of Country Club, north of the Harmony Grove Village, within the Eden Valley community.</p> <ul style="list-style-type: none"> Semi-Rural category 	1 du/2 acres	1 du/10 acres	Reconsider based upon surrounding lots	Retain Working Copy designations	<p>COMPROMISE of <u>1 du/2 acres</u> and <u>1 du/4 acres</u></p> <ul style="list-style-type: none"> Close to the Industrial area that is within the City of Escondido Densities include both 1 du/2 acres and 1 du/4 acres to fit into surrounding development pattern and to create a more fluid lower density transition away from the Village and into the Eden Valley and incorporated areas

From: John Conley [<mailto:jconley@ci.vista.ca.us>]
Sent: Tuesday, October 05, 2010 3:29 PM
To: Muto, Devon
Cc: Rod Bradley; Boyd West
Subject: Sunset Island Area, Vista

Devon,
FYI, our City Council directed staff to change the land use designation in the western Sunset Island area to 4 units/acre in our GP update (area west of Melrose only). I realize it's likely too late to make any changes on the County's plan at this time, but wanted you to know in case any questions come up about it during the public hearings. Please feel free to e-mail or call me with any questions.



Thanks,

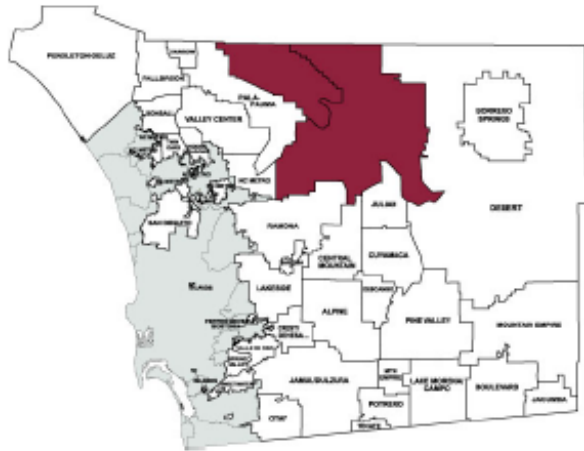
John Conley
Community Development Director
City of Vista
200 Civic Center Drive
Vista, CA 92084
(760) 639-6100
F (760) 639-6101

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
NO CHANGE to Working Copy Map						
178	<p><i>Leonard and Monica Teyssier Family Trust</i></p> <p>Warners Area, located at the far eastern end of the subregion, north of Ranchita.</p> <ul style="list-style-type: none"> 80 acres Rural Lands category <p>APN: 138-320-01</p>	1 du/4 acres	1 du/80 acres	Objects to downzone	No CPG/CSG	<p>DISAGREE - Retain 1 du/80 acres</p> <ul style="list-style-type: none"> Forms an isolated island located in the middle of Tribal Land Distant from Village areas Groundwater dependent Covered by 50-75% slope Follows existing pattern of large parcelization, designated 1 du/80 acres with similar constraints
179	<p><i>Chester Mason</i></p> <p>Rocking W. Ranch, in the far eastern portion of the subregion. Located southeast of Chihuahua Valley, a recognized community with a development pattern of roughly 1 du/ 10 acre.</p> <ul style="list-style-type: none"> 1,106.96 acres Rural Lands category 	1 du/4 acres	1 du/80 acres	Opposition to 1 du/ 80 acres designation	No CPG/CSG	<p>DISAGREE - Retain 1 du/80 acres</p> <ul style="list-style-type: none"> Large parcels are distant from any Village Core or Village areas Groundwater dependent They are in a general location of high biological sensitivity, steep slopes, and limited access, infrastructure and services

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

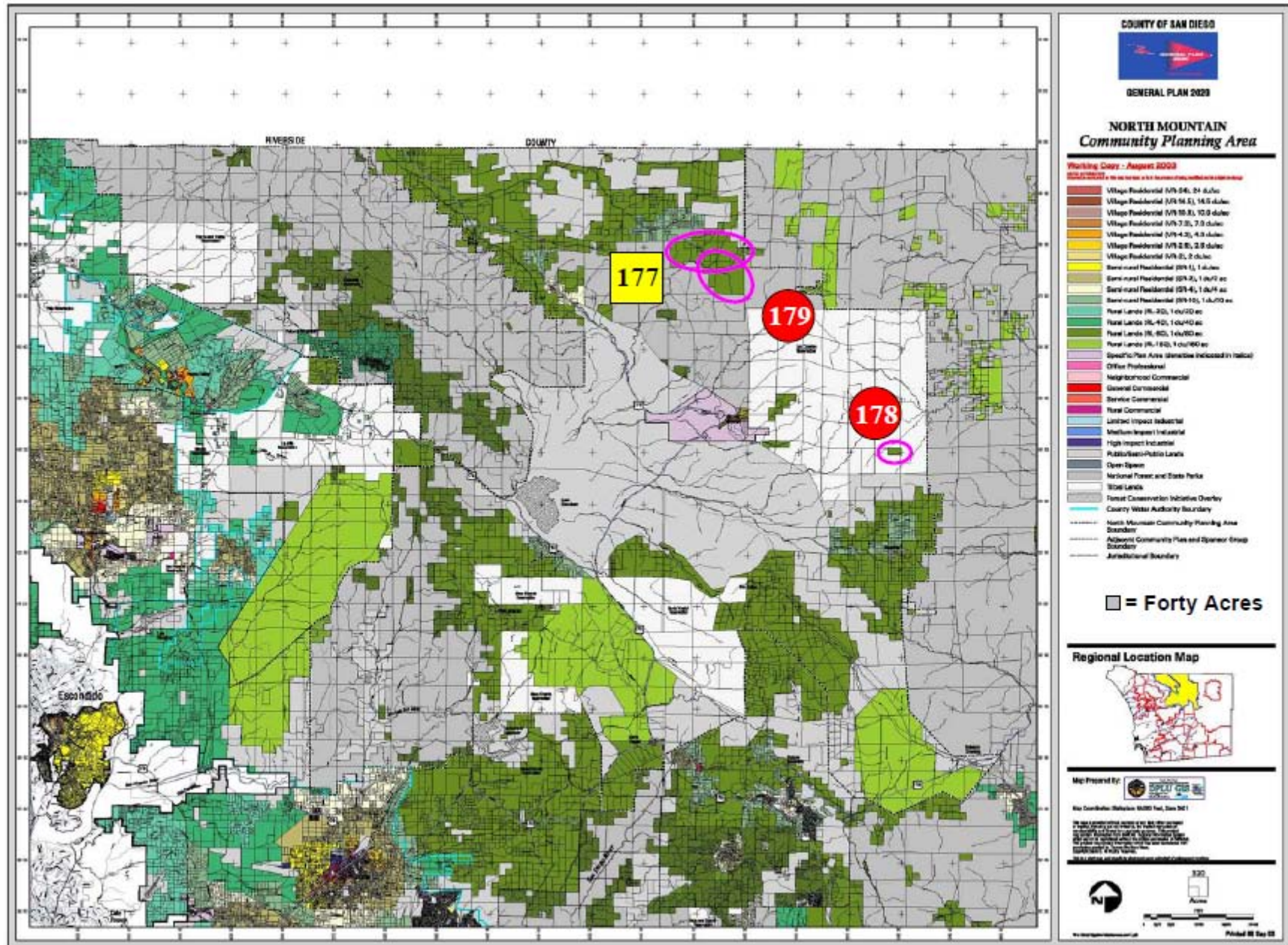
NORTH MOUNTAIN/PALOMAR MOUNTAIN



The North Mountain/ Palomar Subregion had three residential properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 1 referral can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 2 referrals do not meet the GP2020 concepts and planning principles.

All of the properties are located in the far eastern portion of this backcountry subregion and have limited growth potential due to a lack of infrastructure, services, and employment opportunities, as well as an abundance of rugged terrain and sensitive environmental resources. Two of the referrals were located away from existing patterns of development. A segment of one referred property was assigned a Semi-Rural density due to its adjacency to a recognized Semi-Rural development area and associated infrastructure. Rural Lands densities of 1 du/80 acres were retained for the bulk of the referrals.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
177	<p><i>Richard Adams</i></p> <p>Portions of property adjacent to the community of Chihuahua Valley, recognized at 1 du/10 acres.</p> <ul style="list-style-type: none"> • 1,100 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u></p> <p>COMPROMISE Semi-Rural: <u>1 du/10 acres</u> (280 acres adjacent to Chihuahua Valley and associated infrastructure)</p> <p>Rural Lands: <u>1 du/80 acres</u> (remainder of land)</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> · Recognizes established context · Consistent with surrounding area that has similar physical/environmental constraints • <i>Reduce public costs</i> – groundwater dependent with limited vehicular access • <i>Assign densities based on characteristics of the land</i> – portion of area is relatively flat, with some steep slopes. The area and surrounding lands are highly environmentally constrained.
178	<p><i>Leonard & Monica Tessier Family Trust</i></p> <p>Adjacent to Tribal lands, surrounded by densities of 1 du/80 acres.</p> <ul style="list-style-type: none"> • 80 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u></p> <p>DISAGREE with Referral Retain Rural Lands: <u>1 du/80 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> · Recognizes established context · Consistent with surrounding area that has similar physical/environmental constraints • <i>Reduce public costs</i> – located outside CWA with limited vehicular access • <i>Assign densities based on characteristics of the land</i> – the entire property contains slopes between 25 and 75%.
179	<p><i>Chester Mason</i></p> <p>East of community of Chihuahua Valley. Adjacent to Rural densities (1 du/80 acres) and Public Lands.</p> <ul style="list-style-type: none"> • 2,200 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u></p> <p>DISAGREE with Referral Retain Rural Lands: <u>1 du/80 acres</u></p>	<ul style="list-style-type: none"> • <i>Create a model for community development</i> – Semi-Rural densities would increase sprawl of Semi-Rural area to the south of the Chihuahua Valley • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> · Recognizes established context · Consistent with surrounding area that has similar physical/environmental constraints • <i>Reduce public costs</i> – located outside CWA with limited vehicular access

PALOMAR/NORTH MOUNTAIN

2000 Census Population.....2,864

Community 2020 Target.....4,650

April 2004 WC Map Population.....5,800

**APRIL 2004 WORKING COPY MAP**

The key objectives in this subregion are to recognize environmental constraints and to preserve the rural character of the area. Although the Forest Conservation Initiative (FCI) covers much of the area, there is an existing pattern of residential development in North Mountain that has been recognized by assigning Semi-Rural densities. For the most part however, large areas of public land (Cleveland National Forest), steep slopes, lack of infrastructure and emergency services, and the significant presence of sensitive biology dictate a Rural Lands density throughout the majority of the area.

KEY COMMUNITY ISSUES

- Areas affected by the Forest Conservation Initiative (FCI)
- Protection of natural resources
- Maintaining potential for agricultural uses
- Equity mechanism for retaining property value
- Recognition of existing commercial property

COMMUNITY-SPECIFIC PLANNING RATIONALE

- No application of Village Core or Village categories due to lack of existing development pattern, desire to limit growth, and the Forest Conservation Initiative
- Location (inefficient for infrastructure development) and environmental constraints determined density patterns
- Recognized significant existing commercial development

TRAFFIC FORECASTS

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts¹ indicate there would be less than 5 lane-miles of roads operating at LOS E or F in the Palomar/North Mountain Subregion. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is \$43 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces approximately 104 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is nearly \$1.5 billion for the Palomar/North Mountain Subregion.

¹ Based on traffic forecasts for the August 2003 Working Copy map.

178	Leonard and Monica Tessier Family Trust			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/80 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• Assign densities based on the characteristics of the land• Develop an internally consistent general plan• Reduce public costs		<u>Rationale for April 2004 WC:</u> <p>Applying higher density would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map.</p> <p>This parcel is isolated, entirely surrounded by Tribal Lands and private lands proposed at 1 du/80 acres. The area is severely constrained; the entire property contains steep slopes, there is limited vehicular access, and lacks adequate infrastructure and essential services. The Rural Lands designation is consistent with the land use framework and GP2020 concepts.</p>	

179	Chester Mason			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/80 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/80 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• Develop an internally consistent general plan• Reduce public costs• Create a model for community development		<u>Rationale for April 2004 WC:</u> <p>Applying a Semi-Rural density would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map.</p> <p>The Rural Lands 1 du/80 acres designation recognizes the surrounding existing parcelization and is consistent with the physical and environmental constraints contained in the area. This referral is made in conjunction with referral # 177, however, unlike a portion of the land in referral #177, it is distant from other Semi-Rural lands. The referral is groundwater dependent and lacks adequate access, infrastructure, and essential services. The Rural Lands designation is consistent with the land use framework and GP2020 concepts.</p>	

GENERAL PLAN 2020 REFERRAL MATRIX

NORTH MOUNTAIN/PALOMAR MOUNTAIN

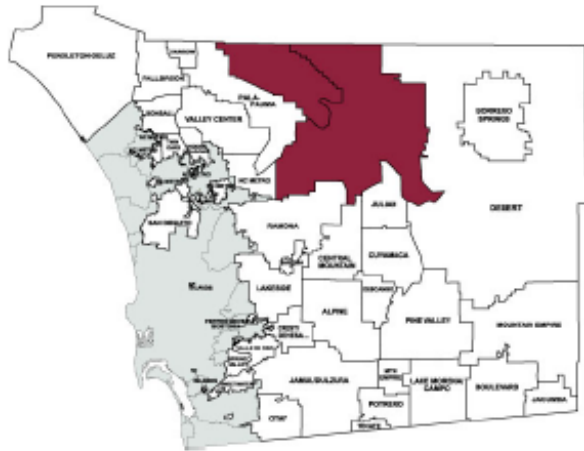
REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
CHANGE to Working Copy Map						
Compromise with Property Owner Request						
177	<p><i>Richard Adams</i></p> <p>Sky Oaks & W. Ranches (6 miles north of Warner Springs). Far eastern portion of the subregion. The area is within Chihuahua Valley, a recognized community with a roughly 1 du/10 acre development pattern.</p> <ul style="list-style-type: none"> ▪ Approx. 3,300 acres 	1 du/4 acres	1 du/80 acres	Opposition not specified	No CPG/CSG	<p>COMPROMISE of <u>1 du/10 acres</u> and <u>1 du/80 acres</u></p> <ul style="list-style-type: none"> ▪ The large parcels are distant from any Village areas and are groundwater dependent ▪ Parcels are in a general location of high biological sensitivity, steep slopes, and limited access, infrastructure and services ▪ It does have some infrastructure and is near a primary local road (Chihuahua Valley Rd in the NW portion) ▪ The density has been increased to 1 du/10 acres on four parcels proximate to the road and adjacent to the identified developed portion of Chihuahua Valley ▪ The inclusion of these properties allows for additional growth adjacent to the Chihuahua Valley community and is consistent with the existing development pattern

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
NO CHANGE to Working Copy Map						
178	<p><i>Leonard and Monica Teyssier Family Trust</i></p> <p>Warners Area, located at the far eastern end of the subregion, north of Ranchita.</p> <ul style="list-style-type: none"> 80 acres Rural Lands category <p>APN: 138-320-01</p>	1 du/4 acres	1 du/80 acres	Objects to downzone	No CPG/CSG	<p>DISAGREE - Retain 1 du/80 acres</p> <ul style="list-style-type: none"> Forms an isolated island located in the middle of Tribal Land Distant from Village areas Groundwater dependent Covered by 50-75% slope Follows existing pattern of large parcelization, designated 1 du/80 acres with similar constraints
179	<p><i>Chester Mason</i></p> <p>Rocking W. Ranch, in the far eastern portion of the subregion. Located southeast of Chihuahua Valley, a recognized community with a development pattern of roughly 1 du/ 10 acre.</p> <ul style="list-style-type: none"> 1,106.96 acres Rural Lands category 	1 du/4 acres	1 du/80 acres	Opposition to 1 du/ 80 acres designation	No CPG/CSG	<p>DISAGREE - Retain 1 du/80 acres</p> <ul style="list-style-type: none"> Large parcels are distant from any Village Core or Village areas Groundwater dependent They are in a general location of high biological sensitivity, steep slopes, and limited access, infrastructure and services

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

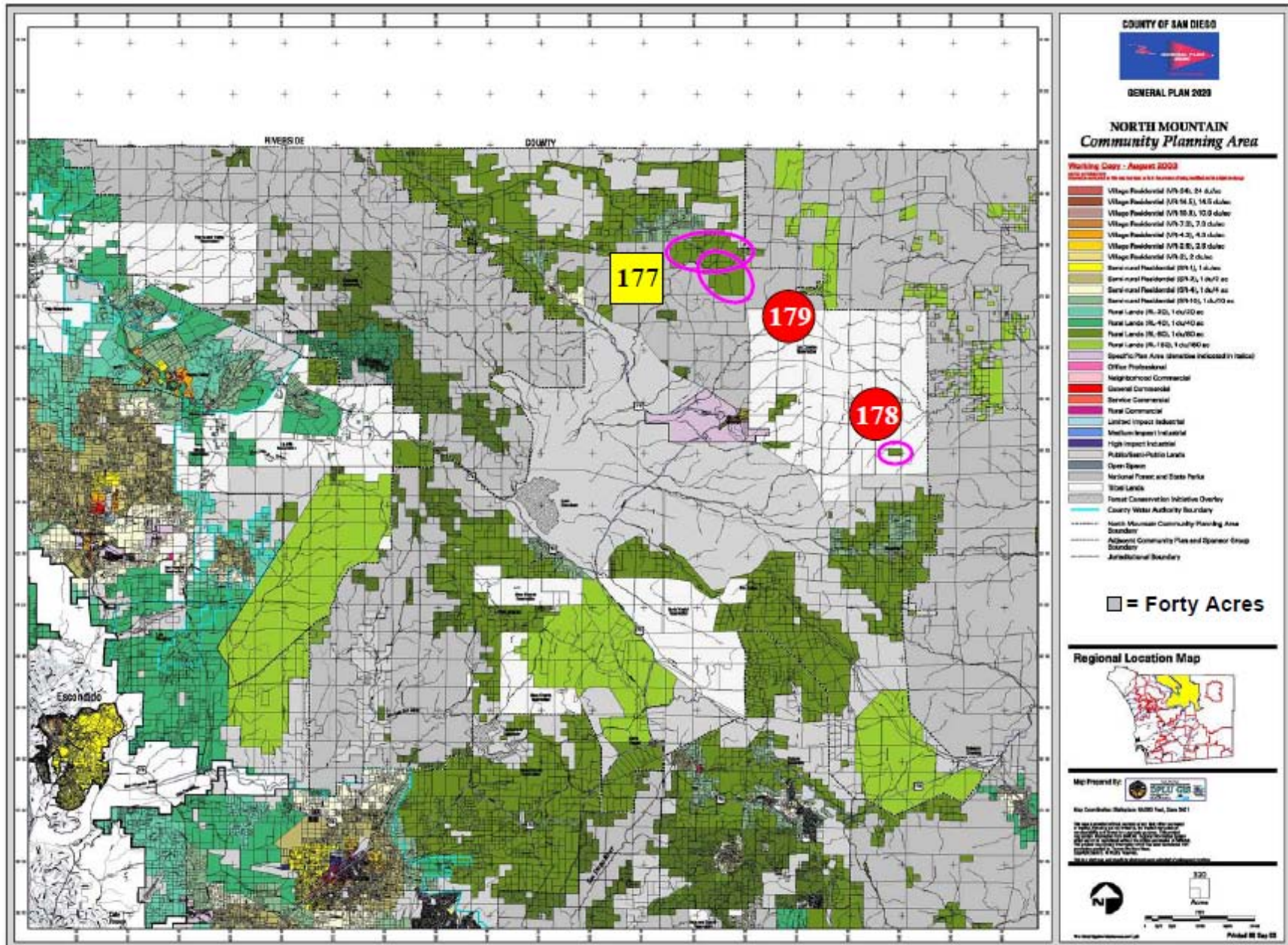
NORTH MOUNTAIN/PALOMAR MOUNTAIN



The North Mountain/ Palomar Subregion had three residential properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 1 referral can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 2 referrals do not meet the GP2020 concepts and planning principles.

All of the properties are located in the far eastern portion of this backcountry subregion and have limited growth potential due to a lack of infrastructure, services, and employment opportunities, as well as an abundance of rugged terrain and sensitive environmental resources. Two of the referrals were located away from existing patterns of development. A segment of one referred property was assigned a Semi-Rural density due to its adjacency to a recognized Semi-Rural development area and associated infrastructure. Rural Lands densities of 1 du/80 acres were retained for the bulk of the referrals.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
177	<p><i>Richard Adams</i></p> <p>Portions of property adjacent to the community of Chihuahua Valley, recognized at 1 du/10 acres.</p> <ul style="list-style-type: none"> • 1,100 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u></p> <p>COMPROMISE Semi-Rural: 1 du/10 acres (280 acres adjacent to Chihuahua Valley and associated infrastructure)</p> <p>Rural Lands: 1 du/80 acres (remainder of land)</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> · Recognizes established context · Consistent with surrounding area that has similar physical/environmental constraints • <i>Reduce public costs</i> – groundwater dependent with limited vehicular access • <i>Assign densities based on characteristics of the land</i> – portion of area is relatively flat, with some steep slopes. The area and surrounding lands are highly environmentally constrained.
178	<p><i>Leonard & Monica Tessier Family Trust</i></p> <p>Adjacent to Tribal lands, surrounded by densities of 1 du/80 acres.</p> <ul style="list-style-type: none"> • 80 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u></p> <p>DISAGREE with Referral Retain Rural Lands: 1 du/80 acres</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> · Recognizes established context · Consistent with surrounding area that has similar physical/environmental constraints • <i>Reduce public costs</i> – located outside CWA with limited vehicular access • <i>Assign densities based on characteristics of the land</i> – the entire property contains slopes between 25 and 75%.
179	<p><i>Chester Mason</i></p> <p>East of community of Chihuahua Valley. Adjacent to Rural densities (1 du/80 acres) and Public Lands.</p> <ul style="list-style-type: none"> • 2,200 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u></p> <p>DISAGREE with Referral Retain Rural Lands: 1 du/80 acres</p>	<ul style="list-style-type: none"> • <i>Create a model for community development</i> – Semi-Rural densities would increase sprawl of Semi-Rural area to the south of the Chihuahua Valley • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> · Recognizes established context · Consistent with surrounding area that has similar physical/environmental constraints • <i>Reduce public costs</i> – located outside CWA with limited vehicular access

PALOMAR/NORTH MOUNTAIN

2000 Census Population.....2,864

Community 2020 Target.....4,650

April 2004 WC Map Population.....5,800

**APRIL 2004 WORKING COPY MAP**

The key objectives in this subregion are to recognize environmental constraints and to preserve the rural character of the area. Although the Forest Conservation Initiative (FCI) covers much of the area, there is an existing pattern of residential development in North Mountain that has been recognized by assigning Semi-Rural densities. For the most part however, large areas of public land (Cleveland National Forest), steep slopes, lack of infrastructure and emergency services, and the significant presence of sensitive biology dictate a Rural Lands density throughout the majority of the area.

KEY COMMUNITY ISSUES

- Areas affected by the Forest Conservation Initiative (FCI)
- Protection of natural resources
- Maintaining potential for agricultural uses
- Equity mechanism for retaining property value
- Recognition of existing commercial property

COMMUNITY-SPECIFIC PLANNING RATIONALE

- No application of Village Core or Village categories due to lack of existing development pattern, desire to limit growth, and the Forest Conservation Initiative
- Location (inefficient for infrastructure development) and environmental constraints determined density patterns
- Recognized significant existing commercial development

TRAFFIC FORECASTS

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts¹ indicate there would be less than 5 lane-miles of roads operating at LOS E or F in the Palomar/North Mountain Subregion. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is \$43 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces approximately 104 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is nearly \$1.5 billion for the Palomar/North Mountain Subregion.

¹ Based on traffic forecasts for the August 2003 Working Copy map.

RESIDENTIAL PROPERTY REFERRALS

177	Richard Adams			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/80 acres	Semi-Rural: 1 du/10 acres Rural Lands: 1 du/80 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres Rural Lands: 1 du/80 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"> • <i>Develop an internally consistent general plan</i> • <i>Reduce public costs</i> • <i>Assign densities based on characteristics of the land</i> 		<u>Rationale for April 2004 WC:</u> <p>Applying a Semi-Rural density to this entire area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map.</p> <p>The Semi-Rural 1 du/10 acres and Rural Lands 1 du/80 acres designations in this area recognize the surrounding existing parcelization and are consistent with the physical and environmental constraints of the area. The subject parcels are located outside the CWA boundary and are groundwater dependent. Emergency response times are low, due to the remote location and insufficient road access. The compromise of Semi Rural and Rural Lands designations is consistent with the land use framework and GP2020 concepts.</p>	

178	Leonard and Monica Tessier Family Trust			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/80 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• Assign densities based on the characteristics of the land• Develop an internally consistent general plan• Reduce public costs		<u>Rationale for April 2004 WC:</u> <p>Applying higher density would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map.</p> <p>This parcel is isolated, entirely surrounded by Tribal Lands and private lands proposed at 1 du/80 acres. The area is severely constrained; the entire property contains steep slopes, there is limited vehicular access, and lacks adequate infrastructure and essential services. The Rural Lands designation is consistent with the land use framework and GP2020 concepts.</p>	

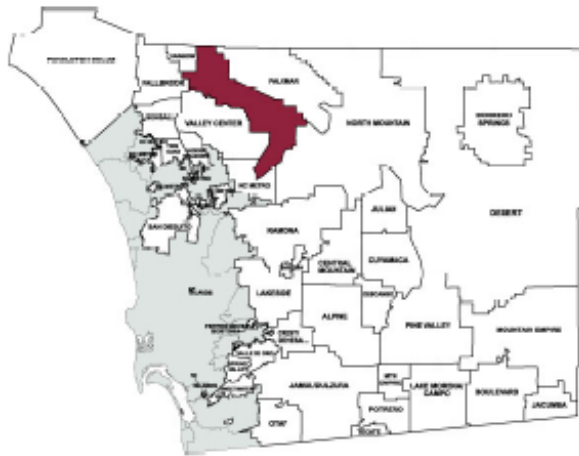
179	Chester Mason			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/80 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/80 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• Develop an internally consistent general plan• Reduce public costs• Create a model for community development		<u>Rationale for April 2004 WC:</u> <p>Applying a Semi-Rural density would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map.</p> <p>The Rural Lands 1 du/80 acres designation recognizes the surrounding existing parcelization and is consistent with the physical and environmental constraints contained in the area. This referral is made in conjunction with referral # 177, however, unlike a portion of the land in referral #177, it is distant from other Semi-Rural lands. The referral is groundwater dependent and lacks adequate access, infrastructure, and essential services. The Rural Lands designation is consistent with the land use framework and GP2020 concepts.</p>	

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
45	<p><i>Jerry Fischer</i></p> <p>Located north of Hwy 76 along the easternmost portion of the plan area.</p> <ul style="list-style-type: none"> 87.48 acres Rural Lands category <p>APNs: 135-320-02 136-210-01</p>	1 du/40 acres	1 du/80 acres	No change to density (1 du/8 acres)	None *	<p>DISAGREE - Retain 1 du/80 acres</p> <ul style="list-style-type: none"> Multiple Species Conservation Plan Upland Habitats area, high biological sensitivity Request does not meet the intent of Rural Lands definition Parcel part of a larger area designated 1 du/80 acres; adjacent to Public/Semi-Public and FCI Lands on the north and east Tribal lands create a significant buffer between subject property and existing patterns of development Requester believes his current density is 1 du/8 acres but is actually 1 du/40 acres (GPA 96-01)
46	<p><i>Peter Glusac</i></p> <p>Located south of eastern boundary with Rainbow and north of Hwy. 76.</p> <ul style="list-style-type: none"> 31.77 acres Rural Lands category <p>APN: 110-071-09</p>	1 du/4,8,20 acres	1 du/40 acres	1 du/4 acres	1 du/4 acres	<p>DISAGREE – Retain 1 du/40 acres</p> <ul style="list-style-type: none"> Request not consistent with Rural Lands category Rural Lands typically removed from Village Core and do not have necessary infrastructure to support higher densities

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

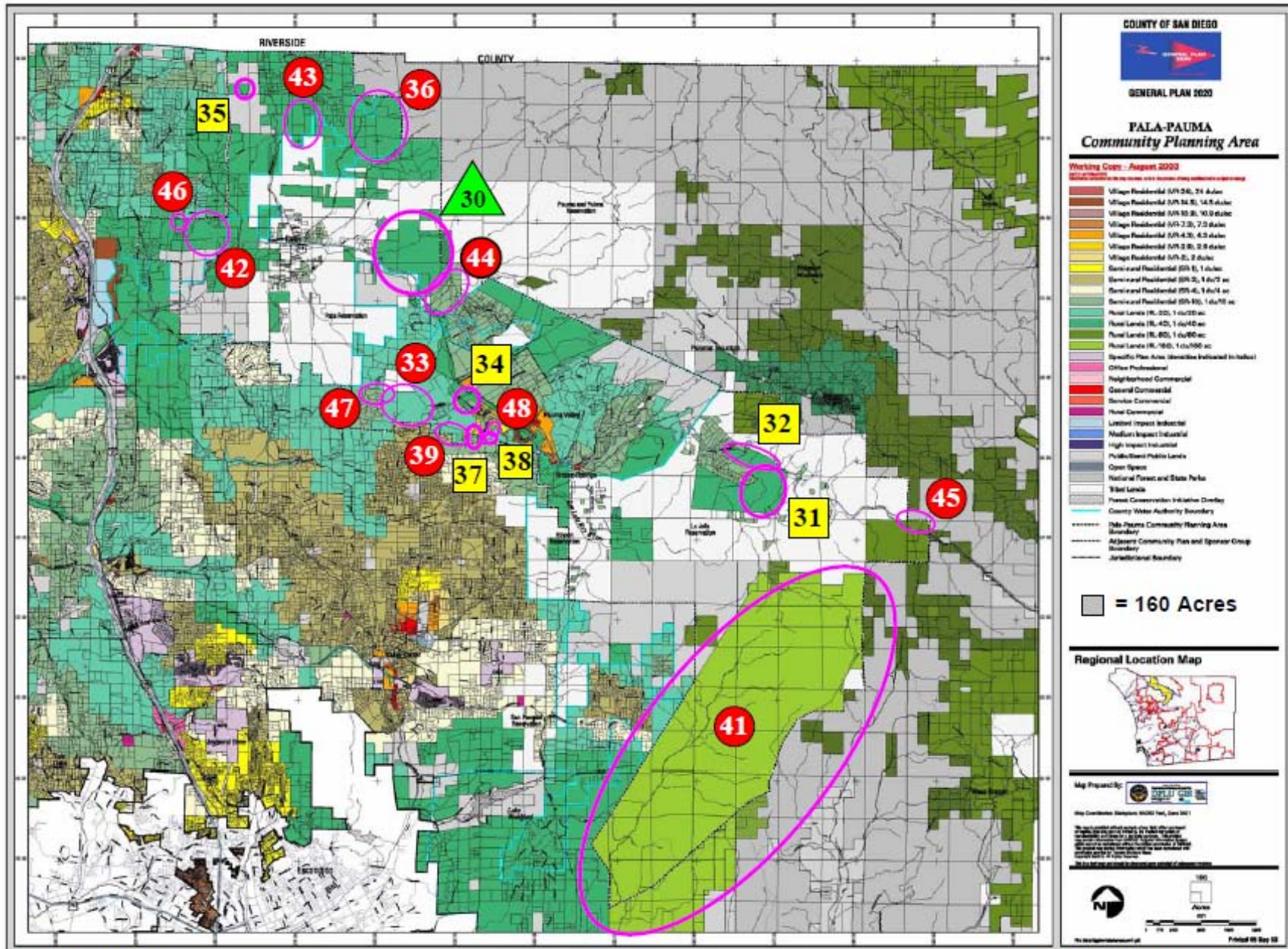
PALA-PAUMA



The Pala/Pauma Planning Area had 19 properties referred for further staff evaluation, but one referral was withdrawn by the applicant. Upon completion of additional review, staff has determined that:

- 1 referral met the GP 2020 concepts and planning principles.
- 6 referrals can meet the GP 2020 concepts and planning principles if a compromise solution is accepted.
- 11 referrals do not meet the GP 2020 concepts and planning principles.

Eight of the 18 referrals are located outside of the CWA boundary, and are groundwater dependant. All of the referrals located outside of the CWA are designated as Rural Lands because of their remote location, limited accessibility, physical constraints (such as steep slopes), and the predominance of large parcels (20 acres and larger). This is especially characteristic of the northern and northwestern portions of the planning area. Rural Lands densities have also been used to maintain a separation or buffer between communities. Village densities have been applied to reflect existing densities in the Country Club area.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
45	<p><i>Jerry Fisher</i></p> <p>Outside CWA boundary. North of Hwy. 76 in the eastern most portion of the planning area.</p> <ul style="list-style-type: none"> • 87.48 acres • Existing General Plan: 1 du/40 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/8 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Rural Lands: 1 du/40 acres</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: 1 du/80 acres</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> • Consistent with application of Rural Lands densities applied to areas located outside the CWA • Consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and the Regional Land Use Distribution Map • <i>Reduce public costs</i> – subject parcels are located in a remote area that lacks existing infrastructure, limited vehicular access, and would further impact County services including but not limited to law enforcement, fire protection, and emergency services. • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> • Majority of property contains slopes greater 25% • Located entirely within proposed North County MSCP Preapproved Mitigation Area • Located adjacent to Public/Semi-Public Lands • Located adjacent to riparian/wetland areas • <i>Create a model for community development</i> – referral requested density would introduce Semi-Rural densities into a large area designated as Rural Lands

44 Gary Piro and Thure Stedt (representing Schoepe Enterprises)December 2002 WC:

Semi-Rural: 1 du/10 acres

August 2003 WC:

Semi-Rural: 1 du/10 acres

October Traffic Referral:

Semi-Rural: 1 du/4 acres

April 2004 WC:

Semi-Rural: 1 du/10 acres

Key Objectives:

- Develop an internally consistent general plan
- Reduce public costs
- Assign densities based on the characteristics of the land

Rationale for April 2004 WC:

Applying a density of 1 du/4 acres for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map.

This referral is pipelined project and will continue to be processed with the density permitted according to the General Plan. The referral area is located outside the CWA and is groundwater dependent. The entire property is located within the proposed North County MSCP preserve area. The majority of the property exceeds 25 percent slopes. A Semi-Rural density of 1 du/10 acres has been consistently applied to agricultural areas throughout the County. The Semi-rural designation meets the surrounding pattern of development, and the planning concepts for GP2020.

45 Jerry FisherDecember 2002 WC:

Rural Lands: 1 du/80 acres

August 2003 WC:

Rural Lands: 1 du/80 acres

October Traffic Referral:

Rural Lands: 1 du/40 acres

April 2004 WC:

Rural Lands: 1 du/80 acres

Key Objectives:

- Develop an internally consistent general plan
- Reduce public costs
- Assign densities based on the characteristics of the land
- Create a model for community development

Rationale for April 2004 WC:

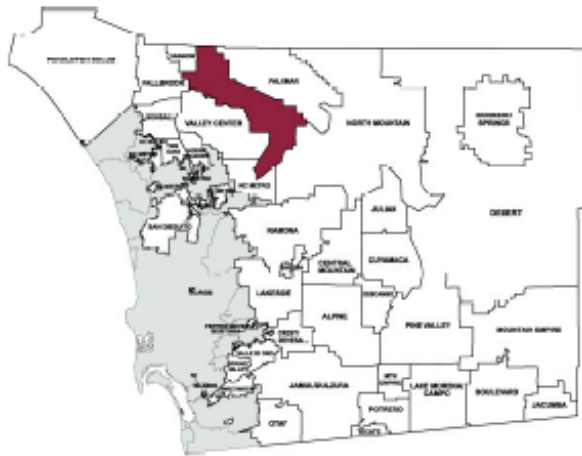
The 87 acre property is located in the eastern most portion of the planning area. Although the referral property has road access to State Highway 76, it is geographically separated from the remainder of the planning area. The property is bordered on two sides by tribal and public lands. The entire property is located within the proposed North County MSCP preserve area. A riparian/wetland conservation area borders the southern portion of the property. With limited availability to public services and infrastructure, the staff proposed density recommendation meets all the criteria for Rural Lands.

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
41	<p><i>Daniel Brunton (representing Rancho Guejito)</i></p> <p>Rancho Guejito, located in the southeastern most portion of the planning area.</p> <ul style="list-style-type: none"> Approximately 23,000 acres Rural Lands category <p>APNs: 191-180-04 192-010-01</p>	1 du/40 acres	1 du/160 acres	1 du/40 acres	None *	<p>DISAGREE - Retain 1 du/160 acres</p> <ul style="list-style-type: none"> Highly constrained biologically, natural upland habitat Largest single property ownership in San Diego County Subject parcels located within proposed North County Multiple Species Conservation Plan Preapproved Mitigation Area (Natural Upland Habitat)
42	<p><i>Donna Recchia, Thomas Cerruti and Ray Gray (representing Pala Del Norte Property Owners)</i></p> <p>Located north of Hwy 76 and Pala del Norte Rd, south of planning boundary with Rainbow.</p> <ul style="list-style-type: none"> Approximately 340 acres Rural Lands category <p>APNs: 110-072-05, 13, 17</p>	1 du/4,8,20 acres	1 du/40 acres	1 du/10 acres	None *	<p>DISAGREE - Retain 1 du/40 acres</p> <ul style="list-style-type: none"> Slope >25% cover the majority of the parcels Biological sensitivity (Tier II) Part of Natural Upland Habitat within proposed North County Multiple Species Conservation Plan Preapproved Mitigation Area Subject parcels are located within a large area designated 1 du/40 acres, change to density would create "island" and require a change to the Regional Category Two southern parcels adjacent to public/semi-public lands

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

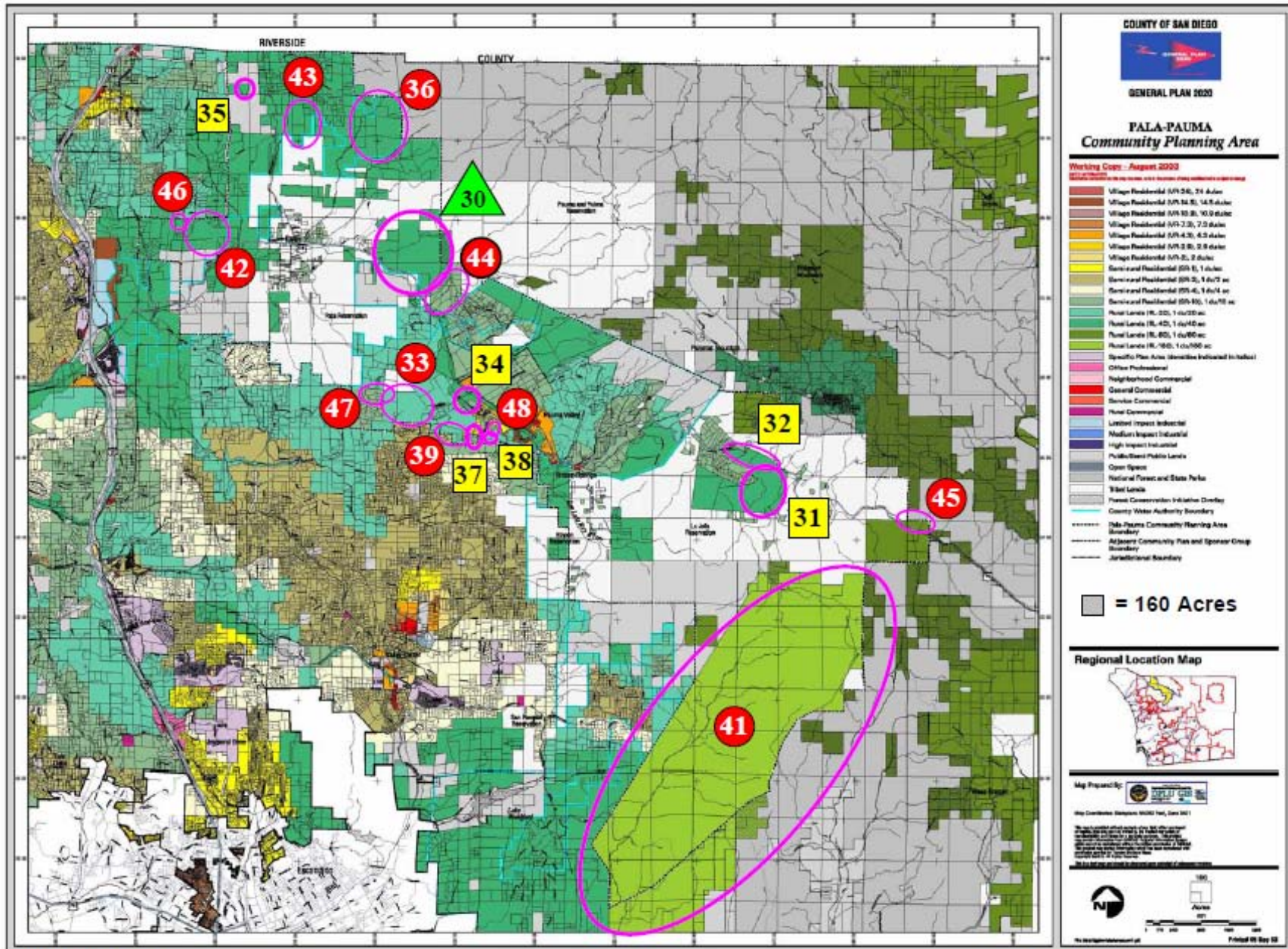
PALA-PAUMA



The Pala/Pauma Planning Area had 19 properties referred for further staff evaluation, but one referral was withdrawn by the applicant. Upon completion of additional review, staff has determined that:

- 1 referral met the GP 2020 concepts and planning principles.
- 6 referrals can meet the GP 2020 concepts and planning principles if a compromise solution is accepted.
- 11 referrals do not meet the GP 2020 concepts and planning principles.

Eight of the 18 referrals are located outside of the CWA boundary, and are groundwater dependant. All of the referrals located outside of the CWA are designated as Rural Lands because of their remote location, limited accessibility, physical constraints (such as steep slopes), and the predominance of large parcels (20 acres and larger). This is especially characteristic of the northern and northwestern portions of the planning area. Rural Lands densities have also been used to maintain a separation or buffer between communities. Village densities have been applied to reflect existing densities in the Country Club area.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
41	<p><i>Daniel Brunton (representing Rancho Guejito)</i></p> <p>Outside CWA boundary. Southeastern most portion of planning area.</p> <ul style="list-style-type: none"> • 23,000 acres • Existing General Plan: 1 du/40 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/160 acres</p> <p><u>Referral Request:</u> Rural Lands: 1 du/40 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral</p> <p>Retain Rural Lands: 1 du/160 acres</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and the Regional Land Use Distribution Map • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Located entirely within the proposed North County MSCP Preapproved Mitigation Area · Largest single property ownership in San Diego County · Numerous, significant riparian drainage areas
42	<p><i>Donna Recchia, Thomas Cerruti and Ray Gray (Pala del Norte Property Owners)</i></p> <p>Inside CWA boundary. North of Hwy. 76 and Pala del Norte Road, south of Rainbow planning area.</p> <ul style="list-style-type: none"> • 340 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Rural Lands: 1 du/20 acres</p>	<p><u>County Staff:</u> DISAGREE with Referral</p> <p>Retain Rural Lands: 1 du/40 acres</p>	<ul style="list-style-type: none"> • <i>Create a model for community development</i> – request would create an isolated pocket of Semi-Rural densities into areas designated as Rural Lands • <i>Reduce public costs</i> <ul style="list-style-type: none"> · The referral area is physically removed from the established Village area · Vehicular access is limited · Remote location that is primarily undeveloped • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> · Consistent with Rural Lands densities applied in neighboring communities (Rainbow to the south, and Fallbrook to the west) · Consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and the Regional Land Use Distribution Map

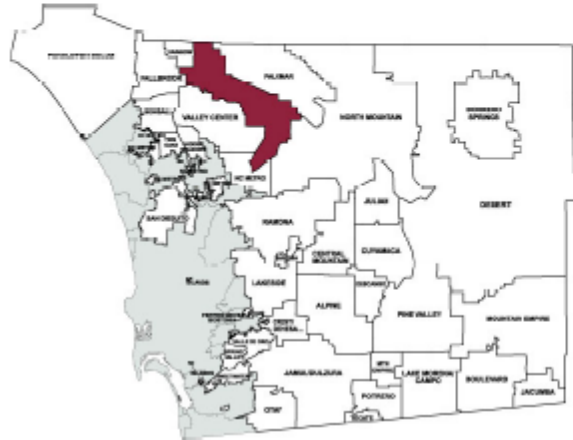
42	Donna Recchia and Ray Grey (Pala del Norte Property Owners)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• Create a model for community development• Reduce public costs• Develop an internally consistent general plan		<u>Rationale for April 2004 WC:</u> <p>This referral is a pipelined project and will continue to be reviewed with the existing general plan density. This Referral is located within a large area designated as Rural Lands. The requested density would create a large, isolated area of Semi-Rural density, which would necessitate increased costs to provide infrastructure and services to this remote area. The majority of the area is constrained with slopes greater than 25 percent. Thirty additional homes in this area will require additional roads and infrastructure. The majority of the area lies within the proposed North County MSCP preserve area and is in close proximity to the proposed Gregory Canyon landfill.</p> <p>Although this referral was inadvertently excluded from the traffic models, the traffic impact would not make a difference in the level of service indicated on the maps.</p>	
43	M. Gale Ruffin and Hadley Johnson (representing Rancho Heights Road Assoc.)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• Develop an internally consistent general plan• Create a model for community development• Reduce public costs		<u>Rationale for April 2004 WC:</u> <p>This referral is a pipelined project and will continue to be reviewed with the density permitted under the existing general plan. The referral area is part of a large estate residential area known as Rancho Heights. This area is geographically isolated from the Pala/Pauma planning area, with closer association with Riverside County, located to the north. Fire emergency response times for this area are low (generally 20 minutes). The continued construction of additional residential development in this area could place additional difficulties on existing service providers and infrastructure.</p>	

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
Compromise with Property Owner Request						
31	<p><i>Jean Monahan</i></p> <p>Located south of Hwy 76, located within an area surrounded by tribal lands in the eastern portion of the plan area.</p> <ul style="list-style-type: none"> ▪ 548 acres ▪ Rural Lands category <p>APNs: 135-230-08-00 135-230-15-00</p>	1 du/ 4,8,20 acres	1 du/80 acres	1 du/ 4 acres	None *	<p>COMPROMISE of 1 du/40 acres</p> <ul style="list-style-type: none"> ▪ Within an area surrounded by tribal lands in the eastern portion of the plan area ▪ Large parcels (100 acres +) ▪ Groundwater dependent ▪ Riparian Wetland/Tier 2 biological sensitivity ▪ Slope >50% along drainage areas and 25 to 50% in other areas ▪ Property owner request is inconsistent with the GP2020 concepts and Land Use Framework Regional Categories
32	<p><i>Jim Chagala (representing Bell Family Trust)</i></p> <p>Located east of South Grade Rd and Hwy 76 intersection, on "island" entirely surrounded by public/semi-public lands.</p> <ul style="list-style-type: none"> ▪ Approx. 234.5 acres ▪ Rural Lands category <p>APNs: 135-200-14 to 16</p>	1 du/ 4,8,20 acres	1 du/80 acres	1 du/ 10 acres	None *	<p>COMPROMISE of 1 du/40 acres</p> <ul style="list-style-type: none"> ▪ 1 du/10 acres is not appropriate for lands located outside the County Water Authority boundary without existing parcelization ▪ The subject parcels are larger in acreage than adjacent parcels located south of Hwy 76 and northwest of South Grade Rd ▪ High biological (Tier 1) and species sensitivity

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

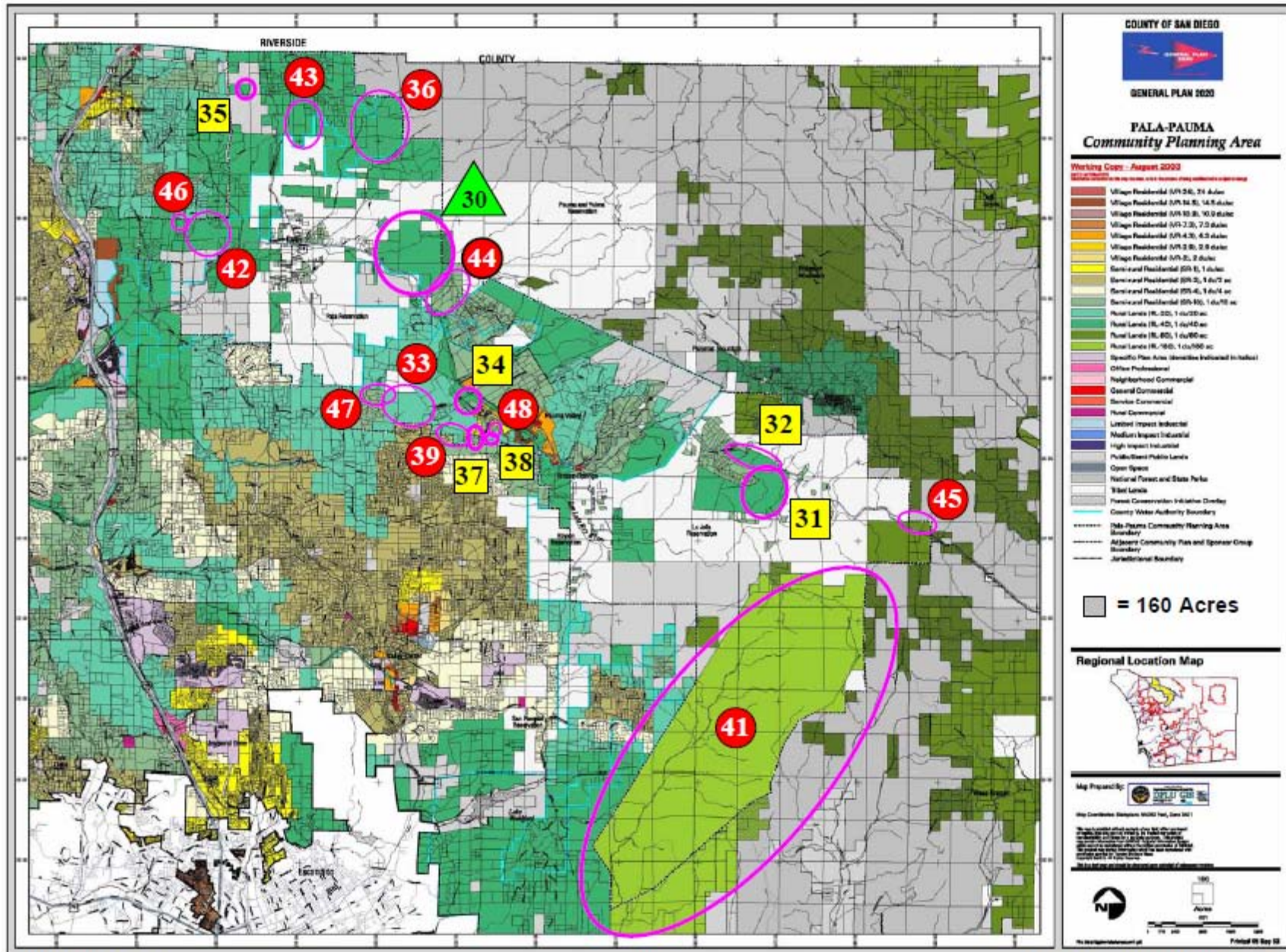
PALA-PAUMA



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Eight of the 18 referrals are located outside of the CWA boundary, and are groundwater dependant. All of the referrals located outside of the CWA are designated as Rural Lands because of their remote location, limited accessibility, physical constraints (such as steep slopes), and the predominance of large parcels (20 acres and larger). This is especially characteristic of the northern and northwestern portions of the planning area. Rural Lands densities have also been used to maintain a separation or buffer between communities. Village densities have been applied to reflect existing densities in the Country Club area.



PALA-PAUMA

28

North County Communities

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
30	<p><i>Jim Chagala (representing Bradford)</i></p> <p>Outside CWA boundary. North of Hwy. 76 and surrounded on three sides by public lands.</p> <ul style="list-style-type: none"> • 1,300 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Rural Lands: 1 du/40 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> AGREE with Referral Rural Lands: 1 du/40 acres</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> • Consistent with the minimum lot size set by GPA 96-03 • Proposed density is consistent with the existing pattern of development • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> • Northern portion of the property located within proposed North County MSCP Pre-approved Mitigation Area • Large drainage area bisects the property
31	<p><i>Jean Monahan</i></p> <p>Outside CWA boundary. South of Hwy. 76, located within area surrounded by Tribal Lands.</p> <ul style="list-style-type: none"> • 548 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> COMPROMISE Rural Lands: 1 du/40 acres</p>	<ul style="list-style-type: none"> • <i>Reduce public costs</i> – isolated, remote area, outside of village with a lack of an established development pattern • <i>Create a model for community development</i> – referral request would extend Semi-Rural densities into an area designated as Rural Lands • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> • More than one half of the total acreage contains slopes between 25 and 50% • Majority of the site is located within the proposed North County MSCP Preapproved Mitigation Area • Outside CWA, groundwater dependent area • General area is surrounded by Tribal Lands

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
32	<p><i>Jim Chagala (representing Bell Family Trust)</i></p> <p>Outside CWA boundary. East of South Grade Road and Hwy. 76. "Island" surrounded by Public/Semi-Public Land.</p> <ul style="list-style-type: none"> • 234.5 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> COMPROMISE Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> • <i>Reduce public costs</i> – isolated, remote area, outside of village with a lack of an established development pattern • <i>Create a model for community development</i> – referral request would extend Semi-Rural densities into an area designated as Rural Lands • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Majority of the site is located within the proposed North County MSCP Preapproved Mitigation Area · Outside CWA, groundwater dependant area · General area is surrounded by Tribal Lands
33	<p><i>Arnold Veldkamp (representing Jacob Brouwer)</i></p> <p>Inside CWA boundary. Located west of Cole Grade Road, north and adjacent to Valley Center boundary.</p> <ul style="list-style-type: none"> • 390 acres • Existing General Plan: 1 du/2,4,8 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 or 10 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: <u>1 du/20 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – recognizes established context of existing parcelization in the area with parcels sized 20 acres and larger • <i>Assign densities based on characteristics of the land</i> — the steep sloped areas (greater than 25%) located along the southern portions of the site provide a physical separation between Valley Center and Pala/Pauma

RESIDENTIAL PROPERTY REFERRALS**30 Jim Chagala (representing Bradford)**December 2002 WC:

Rural Lands: 1 du/80 acres

August 2003 WC:

Rural Lands: 1 du/40 acres

October Traffic Referral:

Rural Lands: 1 du/40 acres

April 2004 WC:

Rural Lands: 1 du/40 acres

31 Jean MonahanDecember 2002 WC:

Rural Lands: 1 du/80 acres

August 2003 WC:

Rural Lands: 1 du/40 acres

October Traffic Referral:

Semi-Rural: 1 du/10 acres

April 2004 WC:

Rural Lands: 1 du/80 acres

Key Objectives:

- *Reduce public costs*
- *Create a model for community development*
- *Assign densities based on characteristics of the land*

Rationale for April 2004 WC:

The referral area is located outside the CWA boundary and the Village (Country Town) area and is nearly surrounded by La Jolla Tribal Lands. Although the 547-acre property has access to State Highway 76, it is geographically removed and has limited availability to public services and infrastructure. Existing development is scattered and exists primarily in the northwestern portion of the two parcels. Also, the entire area is located within the proposed North County MSCP preserve area. The staff proposed density recommendation meets all the criteria for rural lands.

32	Jim Chagala (representing Bell Family Trust)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/80 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• Reduce public costs• Create a model for community development• Assign densities based on characteristics of the land		<u>Rationale for April 2004 WC:</u> <p>The referral properties are located outside of the CWA boundary, and are geographically separated from the established village area. The 234-acre property has access to state highway 76 and South Grade Road. However, the general area is an enclave nearly surrounded by the La Jolla Tribal lands. Existing development is primarily concentrated in the northwestern portion of the enclave. The remaining areas contain large parcels (45 acres or greater). The entire area is located within the proposed North County MSCP preserve area with limited availability to public services and infrastructure. The staff proposed density recommendation meets all the criteria for rural lands.</p>	

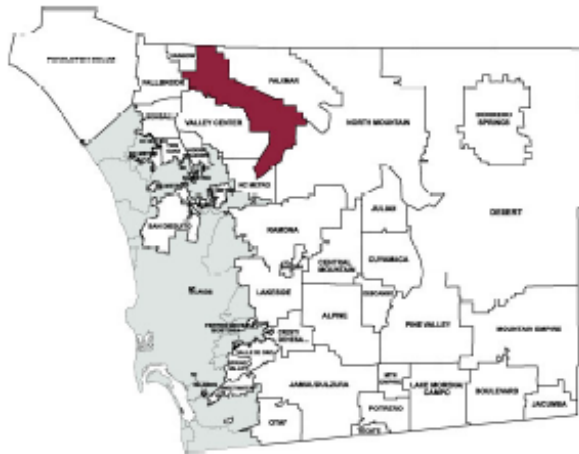
33	Arnold Veldkamp (representing Jacob Brouwer)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/20 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• Develop an internally consistent general plan• Assign densities based on characteristics of the land		<u>Rationale for April 2004 WC:</u> <p>The referral area is located east of the established Village (Country Town) area. Existing lot sizes of 20 acres or larger in this predominantly agricultural area does not support a change to a semi-rural density. Also, the referral area contains steep slopes (greater than 25 percent) on the southern portion of the site and access is limited. The Rural Lands designation provides a buffer between semi-rural residential densities in Valley Center (located to the south) and agricultural uses in Pala-Pauma.</p>	

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
45	<p><i>Jerry Fischer</i></p> <p>Located north of Hwy 76 along the easternmost portion of the plan area.</p> <ul style="list-style-type: none"> 87.48 acres Rural Lands category <p>APNs: 135-320-02 136-210-01</p>	1 du/40 acres	1 du/80 acres	No change to density (1 du/8 acres)	None *	<p>DISAGREE - Retain 1 du/80 acres</p> <ul style="list-style-type: none"> Multiple Species Conservation Plan Upland Habitats area, high biological sensitivity Request does not meet the intent of Rural Lands definition Parcel part of a larger area designated 1 du/80 acres; adjacent to Public/Semi-Public and FCI Lands on the north and east Tribal lands create a significant buffer between subject property and existing patterns of development Requester believes his current density is 1 du/8 acres but is actually 1 du/40 acres (GPA 96-01)
46	<p><i>Peter Glusac</i></p> <p>Located south of eastern boundary with Rainbow and north of Hwy. 76.</p> <ul style="list-style-type: none"> 31.77 acres Rural Lands category <p>APN: 110-071-09</p>	1 du/4,8,20 acres	1 du/40 acres	1 du/4 acres	1 du/4 acres	<p>DISAGREE – Retain 1 du/40 acres</p> <ul style="list-style-type: none"> Request not consistent with Rural Lands category Rural Lands typically removed from Village Core and do not have necessary infrastructure to support higher densities

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

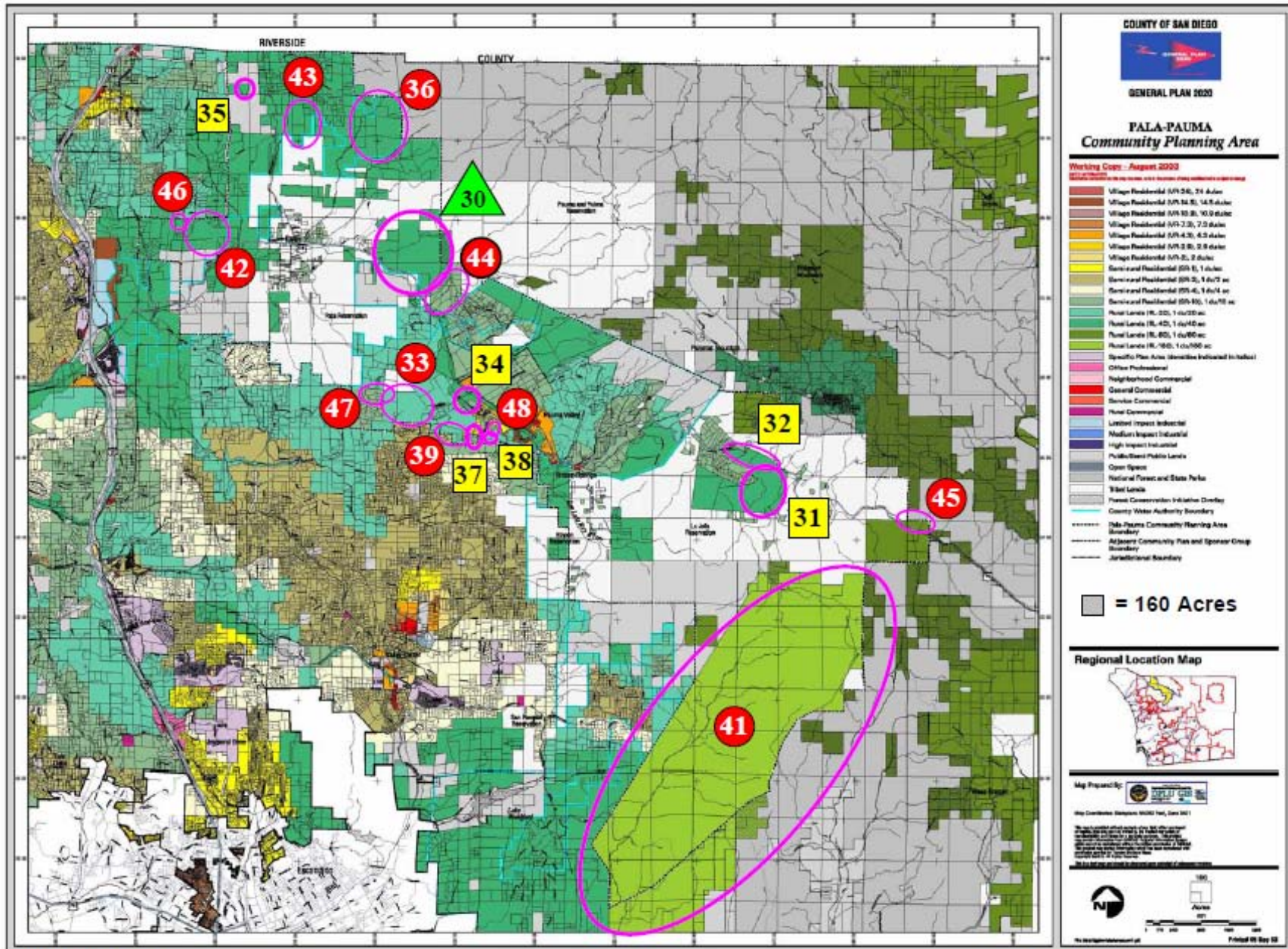
PALA-PAUMA



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Eight of the 18 referrals are located outside of the CWA boundary, and are groundwater dependant. All of the referrals located outside of the CWA are designated as Rural Lands because of their remote location, limited accessibility, physical constraints (such as steep slopes), and the predominance of large parcels (20 acres and larger). This is especially characteristic of the northern and northwestern portions of the planning area. Rural Lands densities have also been used to maintain a separation or buffer between communities. Village densities have been applied to reflect existing densities in the Country Club area.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
46	<p><i>Peter Glusac</i></p> <p>Inside CWA boundary. North of Hwy. 76 and south of Rainbow planning area.</p> <ul style="list-style-type: none"> • 31.77 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Rural Lands: 1 du/20 acres</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: 1 du/40 acres</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> • Consistent with the application of Rural Lands for areas located inside CWA, but physically removed from established communities • Consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and the Regional Land Use Distribution Map • <i>Create a model for community development</i> – referral request would introduce Semi-Rural densities into area designated as Rural Lands • <i>Reduce public costs</i> <ul style="list-style-type: none"> • The referral area is physically removed from the established Village area • Limited infrastructure is available, but to sustain Semi-Rural densities in this area

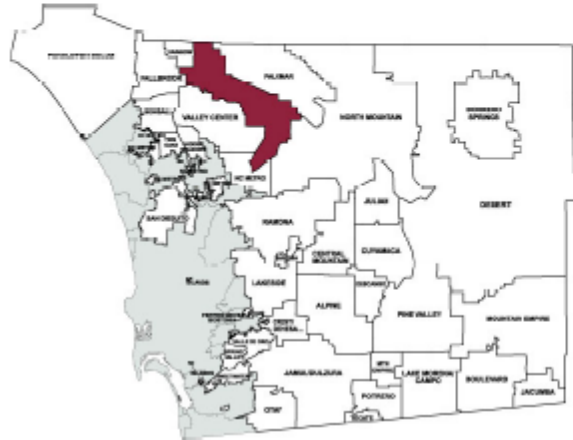
46	Peter Glusac				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/40 acres	
	<u>Key Objectives:</u> <ul style="list-style-type: none"> • Develop an internally consistent general plan • Create a model for community development • Reduce public costs 		<u>Rationale for April 2004 WC:</u> Applying a Semi-Rural density for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map or the potential compromise of 1 du/20 acres. The subject parcels are located in a remote area, and would create an isolated pocket of Semi-Rural densities surrounded by Rural Lands. The parcels are entirely covered with slopes greater than 25 percent, infrastructure and services in this area are limited and emergency response times are low. The Rural Lands designation meets the low density, rural character of the surrounding area and the planning concepts for GP2020.		
47	Cynthia Chamberlain				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres	
	<u>Key Objectives:</u> <ul style="list-style-type: none"> • Develop an internally consistent general plan • Create a model for community development • Assign densities based on the characteristics of the land 		<u>Rationale for April 2004 WC:</u> This referral is located outside of the Pauma village area as well as outside of the Pauma Valley Community Services District. The subject parcels designated with a Semi-Rural density reflect existing parcelization while parcels designated with a Rural Lands density are reflecting the physically and environmentally constrained areas with slopes greater than 25 percent. These Semi-Rural and Rural Lands densities maintain a natural buffer and visual separation between the communities of Pala-Pauma and Valley Center.		

GENERAL PLAN 2020 REFERRAL MATRIX

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43	<p><i>M. Gale Ruffin and Hadley Johnson (representing Rancho Heights Road Assoc.)</i></p> <ul style="list-style-type: none"> 149.85 acres total <p>APNs: 109-372-03 109-160-02 109-372-06 (TPM 20725)</p>	1 du/ 4,8,20 acres	1 du/40 acres	1 du/ 4 acres	None *	<p>DISAGREE - Retain 1 du/40 acres</p> <ul style="list-style-type: none"> Request does not meet intent of Rural Lands definition Located in a large area designated 1 du/40 acres Hadley Johnson et al. requesting several hundred acres south of the Riverside County line be changed to 1 du/10 acres Part of Natural Upland Habitat within proposed North County Multiple Species Conservation Plan Preapproved Mitigation Area Existing parcelization sporadic, not well defined Steep slopes >25%
44	<p><i>Gary Piro and Thure Stedt (representing Schoepe Enterprises)</i></p> <p>Located north of Hwy 76 and west of Adams Rd. Portion of eastern boundary is adjacent to public lands.</p> <ul style="list-style-type: none"> 263.17 acres Semi-Rural category <p>APNs: 111-070-12, 13 111-080-06 to 10, 13 to 19</p>	1 du/ 2,4,8 acres	1 du/10 acres	1 du/ 4 acres	None *	<p>DISAGREE - Retain 1 du/10 acres</p> <ul style="list-style-type: none"> Active case (TM 5223 RPL1) 1 du/10 acres meets the intent of the Rural Lands Concepts and Land Use Framework Outside the County Water Authority boundary Requested density not appropriate outside of the established Village area Physically removed from existing pattern of development, removed from the village area (Country Club)

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

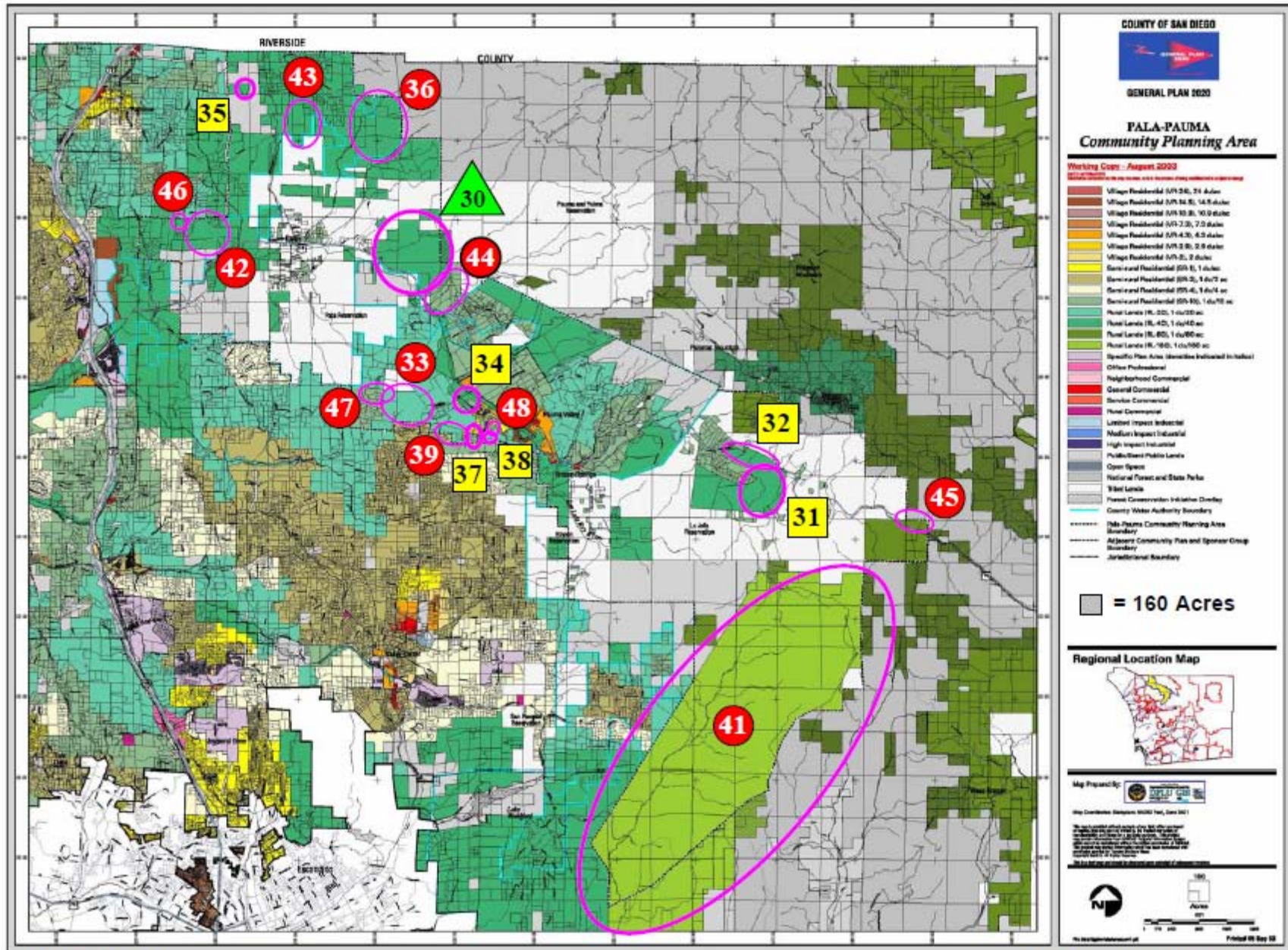
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Eight of the 18 referrals are located outside of the CWA boundary, and are groundwater dependant. All of the referrals located outside of the CWA are designated as Rural Lands because of their remote location, limited accessibility, physical constraints (such as steep slopes), and the predominance of large parcels (20 acres and larger). This is especially characteristic of the northern and northwestern portions of the planning area. Rural Lands densities have also been used to maintain a separation or buffer between communities. Village densities have been applied to reflect existing densities in the Country Club area.



PALA-PAUMA

28

North County Communities

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
44	<p><i>Gary Piro and Thure Stedt (representing Schoepe Enterprises)</i></p> <p>Outside CWA boundary. North of Hwy. 76 and west of Adams Road, eastern portion adjacent to public lands. Pipelined TM.</p> <ul style="list-style-type: none"> • 263.17 acres • Existing General Plan: 1 du/2,4,8 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Semi-Rural: 1 du/10 acres</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> - Consistent with Semi-Rural densities applied to areas adjacent to and east of subject parcels - Consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and the Regional Land Use Distribution Map • <i>Reduce public costs</i> <ul style="list-style-type: none"> - Area is physically removed from the established Village area - Groundwater dependent, possible annexation into Yuima Water District • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> - Semi-Rural density appropriate for productive agricultural areas - Several major drainage areas located on-site and adjacent to subject parcels

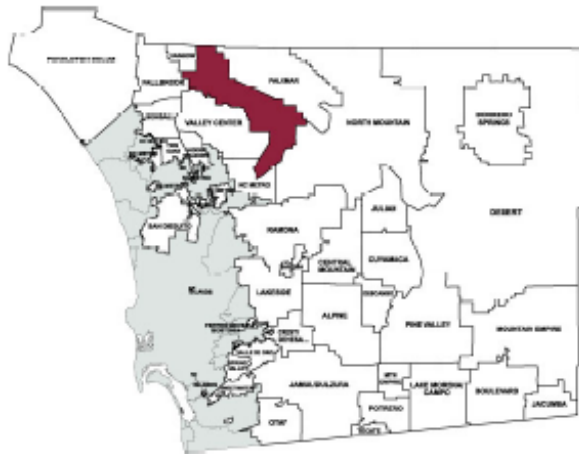
44	Gary Piro and Thure Stedt (representing Schoepe Enterprises)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1du/4 acres	Semi-Rural: 1 du/10 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• <i>Develop an internally consistent general plan</i>• <i>Reduce public costs</i>• <i>Assign densities based on the characteristics of the land</i>		<u>Rationale for April 2004 WC:</u> <p>Applying a density of 1 du/4 acres for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map.</p> <p>This referral is pipelined project and will continue to be processed with the density permitted according to the General Plan. The referral area is located outside the CWA and is groundwater dependent. The entire property is located within the proposed North County MSCP preserve area. The majority of the property exceeds 25 percent slopes. A Semi-Rural density of 1 du/10 acres has been consistently applied to agricultural areas throughout the County. The Semi-rural designation meets the surrounding pattern of development, and the planning concepts for GP2020.</p>	
45	Jerry Fisher			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/80 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• <i>Develop an internally consistent general plan</i>• <i>Reduce public costs</i>• <i>Assign densities based on the characteristics of the land</i>• <i>Create a model for community development</i>		<u>Rationale for April 2004 WC:</u> <p>The 87 acre property is located in the eastern most portion of the planning area. Although the referral property has road access to State Highway76, it is geographically separated from the remainder of the planning area. The property is bordered on two sides by tribal and public lands. The entire property is located within the proposed North County MSCP preserve area. A riparian/wetland conservation area borders the southern portion of the property. With limited availability to public services and infrastructure, the staff proposed density recommendation meets all the criteria for Rural Lands.</p>	

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
43	<p><i>M. Gale Ruffin and Hadley Johnson (representing Rancho Heights Road Assoc.)</i></p> <ul style="list-style-type: none"> 149.85 acres total <p>APNs: 109-372-03 109-160-02 109-372-06 (TPM 20725)</p>	1 du/ 4,8,20 acres	1 du/40 acres	1 du/ 4 acres	None *	<p>DISAGREE - Retain 1 du/40 acres</p> <ul style="list-style-type: none"> Request does not meet intent of Rural Lands definition Located in a large area designated 1 du/40 acres Hadley Johnson et al. requesting several hundred acres south of the Riverside County line be changed to 1 du/10 acres Part of Natural Upland Habitat within proposed North County Multiple Species Conservation Plan Preapproved Mitigation Area Existing parcelization sporadic, not well defined Steep slopes >25%
44	<p><i>Gary Piro and Thure Stedt (representing Schoepe Enterprises)</i></p> <p>Located north of Hwy 76 and west of Adams Rd. Portion of eastern boundary is adjacent to public lands.</p> <ul style="list-style-type: none"> 263.17 acres Semi-Rural category <p>APNs: 111-070-12, 13 111-080-06 to 10, 13 to 19</p>	1 du/ 2,4,8 acres	1 du/10 acres	1 du/ 4 acres	None *	<p>DISAGREE - Retain 1 du/10 acres</p> <ul style="list-style-type: none"> Active case (TM 5223 RPL1) 1 du/10 acres meets the intent of the Rural Lands Concepts and Land Use Framework Outside the County Water Authority boundary Requested density not appropriate outside of the established Village area Physically removed from existing pattern of development, removed from the village area (Country Club)

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

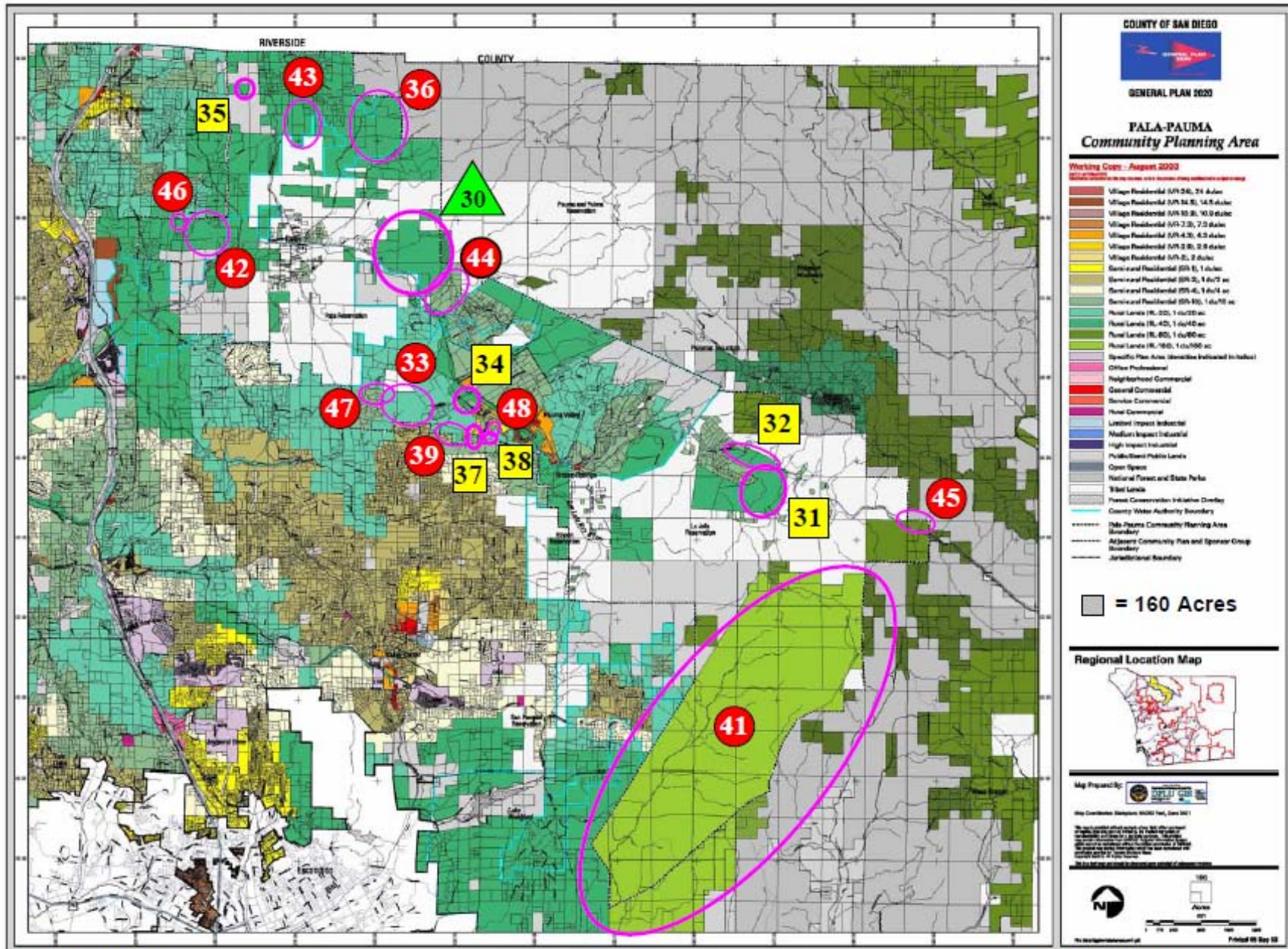
PALA-PAUMA



The Pala/Pauma Planning Area had 19 properties referred for further staff evaluation, but one referral was withdrawn by the applicant. Upon completion of additional review, staff has determined that:

- 1 referral met the GP 2020 concepts and planning principles.
- 6 referrals can meet the GP 2020 concepts and planning principles if a compromise solution is accepted.
- 11 referrals do not meet the GP 2020 concepts and planning principles.

Eight of the 18 referrals are located outside of the CWA boundary, and are groundwater dependant. All of the referrals located outside of the CWA are designated as Rural Lands because of their remote location, limited accessibility, physical constraints (such as steep slopes), and the predominance of large parcels (20 acres and larger). This is especially characteristic of the northern and northwestern portions of the planning area. Rural Lands densities have also been used to maintain a separation or buffer between communities. Village densities have been applied to reflect existing densities in the Country Club area.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
43	<p><i>M. Gale Ruffin and Hadley Johnson (representing Rancho Heights Road Assoc.)</i></p> <p>Inside CWA boundary. East of Pala/Temecula Road, south of Riverside County line.</p> <ul style="list-style-type: none"> • 149.85 acres • Existing General Plan: 1 du/2.4 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral</p> <p>Retain Rural Lands: 1 du/40 acres</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> • Consistent with Rural Lands densities applied in the Rainbow community to the west • Consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and the Regional Land Use Distribution Map • <i>Create a model for community development</i> – referral request would introduce Semi-Rural densities into area designated as Rural Lands • <i>Reduce public costs</i> <ul style="list-style-type: none"> • Area is physically removed from the established Village area • Vehicular access provided by private roads • Remote location that is primarily undeveloped

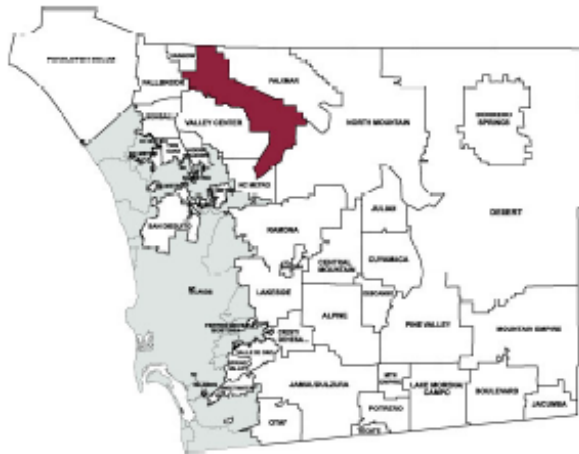
42	Donna Recchia and Ray Grey (Pala del Norte Property Owners)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• Create a model for community development• Reduce public costs• Develop an internally consistent general plan		<u>Rationale for April 2004 WC:</u> <p>This referral is a pipelined project and will continue to be reviewed with the existing general plan density. This Referral is located within a large area designated as Rural Lands. The requested density would create a large, isolated area of Semi-Rural density, which would necessitate increased costs to provide infrastructure and services to this remote area. The majority of the area is constrained with slopes greater than 25 percent. Thirty additional homes in this area will require additional roads and infrastructure. The majority of the area lies within the proposed North County MSCP preserve area and is in close proximity to the proposed Gregory Canyon landfill.</p> <p>Although this referral was inadvertently excluded from the traffic models, the traffic impact would not make a difference in the level of service indicated on the maps.</p>	
43	M. Gale Ruffin and Hadley Johnson (representing Rancho Heights Road Assoc.)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• Develop an internally consistent general plan• Create a model for community development• Reduce public costs		<u>Rationale for April 2004 WC:</u> <p>This referral is a pipelined project and will continue to be reviewed with the density permitted under the existing general plan. The referral area is part of a large estate residential area known as Rancho Heights. This area is geographically isolated from the Pala/Pauma planning area, with closer association with Riverside County, located to the north. Fire emergency response times for this area are low (generally 20 minutes). The continued construction of additional residential development in this area could place additional difficulties on existing service providers and infrastructure.</p>	

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
41	<p><i>Daniel Brunton (representing Rancho Guejito)</i></p> <p>Rancho Guejito, located in the southeastern most portion of the planning area.</p> <ul style="list-style-type: none"> Approximately 23,000 acres Rural Lands category <p>APNs: 191-180-04 192-010-01</p>	1 du/40 acres	1 du/160 acres	1 du/40 acres	None *	<p>DISAGREE - Retain 1 du/160 acres</p> <ul style="list-style-type: none"> Highly constrained biologically, natural upland habitat Largest single property ownership in San Diego County Subject parcels located within proposed North County Multiple Species Conservation Plan Preapproved Mitigation Area (Natural Upland Habitat)
42	<p><i>Donna Recchia, Thomas Cerruti and Ray Gray (representing Pala Del Norte Property Owners)</i></p> <p>Located north of Hwy 76 and Pala del Norte Rd, south of planning boundary with Rainbow.</p> <ul style="list-style-type: none"> Approximately 340 acres Rural Lands category <p>APNs: 110-072-05, 13, 17</p>	1 du/4,8,20 acres	1 du/40 acres	1 du/10 acres	None *	<p>DISAGREE - Retain 1 du/40 acres</p> <ul style="list-style-type: none"> Slope >25% cover the majority of the parcels Biological sensitivity (Tier II) Part of Natural Upland Habitat within proposed North County Multiple Species Conservation Plan Preapproved Mitigation Area Subject parcels are located within a large area designated 1 du/40 acres, change to density would create "island" and require a change to the Regional Category Two southern parcels adjacent to public/semi-public lands

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

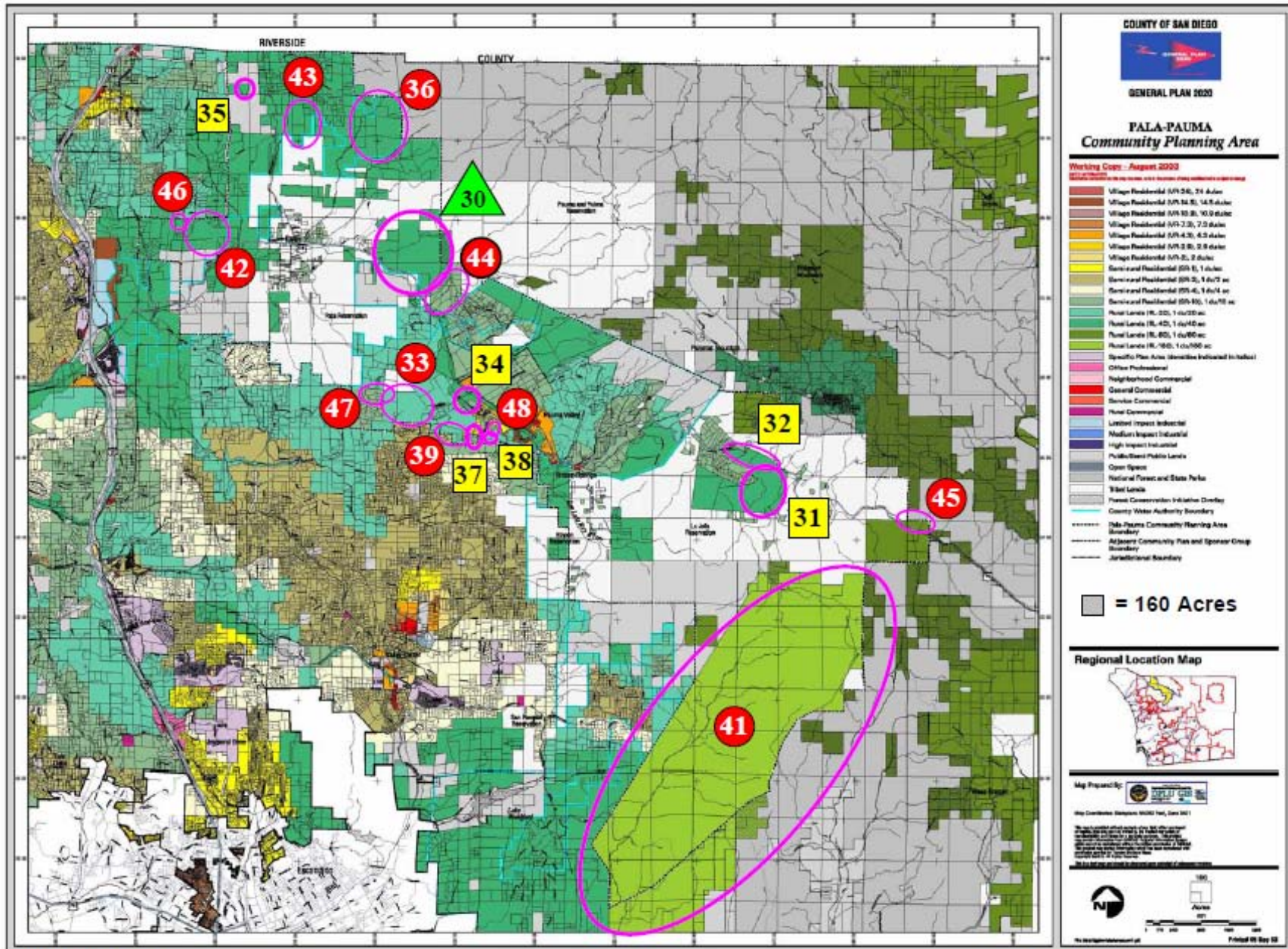
PALA-PAUMA



The Pala/Pauma Planning Area had 19 properties referred for further staff evaluation, but one referral was withdrawn by the applicant. Upon completion of additional review, staff has determined that:

- 1 referral met the GP 2020 concepts and planning principles.
- 6 referrals can meet the GP 2020 concepts and planning principles if a compromise solution is accepted.
- 11 referrals do not meet the GP 2020 concepts and planning principles.

Eight of the 18 referrals are located outside of the CWA boundary, and are groundwater dependant. All of the referrals located outside of the CWA are designated as Rural Lands because of their remote location, limited accessibility, physical constraints (such as steep slopes), and the predominance of large parcels (20 acres and larger). This is especially characteristic of the northern and northwestern portions of the planning area. Rural Lands densities have also been used to maintain a separation or buffer between communities. Village densities have been applied to reflect existing densities in the Country Club area.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
41	<p><i>Daniel Brunton (representing Rancho Guejito)</i></p> <p>Outside CWA boundary. Southeastern most portion of planning area.</p> <ul style="list-style-type: none"> • 23,000 acres • Existing General Plan: 1 du/40 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/160 acres</p> <p><u>Referral Request:</u> Rural Lands: 1 du/40 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: 1 du/160 acres</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and the Regional Land Use Distribution Map • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Located entirely within the proposed North County MSCP Preapproved Mitigation Area · Largest single property ownership in San Diego County · Numerous, significant riparian drainage areas
42	<p><i>Donna Recchia, Thomas Cerruti and Ray Gray (Pala del Norte Property Owners)</i></p> <p>Inside CWA boundary. North of Hwy. 76 and Pala del Norte Road, south of Rainbow planning area.</p> <ul style="list-style-type: none"> • 340 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Rural Lands: 1 du/20 acres</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: 1 du/40 acres</p>	<ul style="list-style-type: none"> • <i>Create a model for community development</i> – request would create an isolated pocket of Semi-Rural densities into areas designated as Rural Lands • <i>Reduce public costs</i> <ul style="list-style-type: none"> · The referral area is physically removed from the established Village area · Vehicular access is limited · Remote location that is primarily undeveloped • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> · Consistent with Rural Lands densities applied in neighboring communities (Rainbow to the south, and Fallbrook to the west) · Consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and the Regional Land Use Distribution Map

Community Matrix

ATTACHMENT B

39	Jim Chagala (representing Beck West)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/20 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• Create a model for community development• Develop an internally consistent general plan• Assign densities based on characteristics of the land		<u>Rationale for April 2004 WC:</u> <p>The referral area consists of three parcels. The southern two parcels are currently located within the Country Town boundary. Based on the physical characteristics of the property, staff does not recommend that parcels be included in the Village area. More than 50 percent of the total referral area exceeds 25 percent slope and the area is highly visible. The staff recommended density of 1 du/10 acres provides a buffer or open space between the communities of Valley Center and Pauma Valley (Country Club area). The referral area is currently used for agricultural purposes. The recommended designation is consistent with key GP2020 goals of maintaining an environment conducive to agriculture.</p>	
40	Jim Chagala (representing Beck Rincon)			
	WITHDRAWN BY PROPERTY OWNER			
41	Donna Jones (representing Rancho Guejito)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/160 acres	Rural Lands: 1 du/160 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/160 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• Develop an internally consistent general plan• Assign densities based on characteristics of the land		<u>Rationale for April 2004 WC:</u> <p>The Rancho Guejito property ownership is one of the last remaining very large, undeveloped environmentally sensitive areas remaining in San Diego County. This unique property is a critical component of the proposed North County MSCP preserve area. Staff is currently working with the representatives of the property owner to determine potential MSCP hard-line coverage areas. The Rural Lands designation of 1 du/160 acres will assist in protecting a regional environmental resource from encroaching development on its western boundary. In addition, substantial infrastructure and service improvements would be needed for the area to develop.</p>	

GP2020 Plan of Action: Post-Board of Supervisors Hearing – August 2, 2006

Board Motion		Draft LU Map / Proposed CE Road Network	Board Alternative Map / Board Map CE Network	Staff Comments
9-NC Metro/ Valley Center	Work with Ranch Guejito property owners and work out a compromise	<u>Road Network</u> : No Change	<u>Road Network</u> : No change	<u>DPLU: Meeting w/ Property Owners</u> Staff met with property owners on August 30, 2006 – no further action required. Follow-up meeting was also held the week of September 11-15 to discuss traffic model results (at the property owner's request).

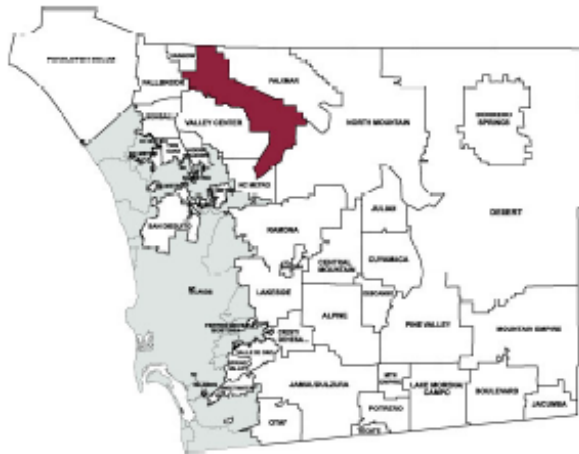
GENERAL PLAN 2020 REFERRAL MATRIX

PALA-PAUMA

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
CHANGE to Working Copy Map						
Agree with Property Owner Request						
30	<p><i>Jim Chagala</i> (representing Bradford)</p> <p>Located north of Hwy 76 and surrounded on three sides by public lands.</p> <ul style="list-style-type: none"> 1,300 total acres Rural Lands category <p>APNs: 110-130-02, 03 110-190-07, 11 111-050-01, 02 111-070-01, 02, 03, 09 111-080-01</p>	<p>110-190-07: 1 du/4,8,20 acres</p> <p>111-070-03: Nat'l Forest & State Parks (located in North Mtn)</p> <p>Remaining parcels: 1 du/40 acres</p>	1 du/80 acres	1 du/40 acres (per GPA 96-03)	None *	<p>AGREE with <u>1 du/40 acres</u></p> <ul style="list-style-type: none"> Consistent with Rural Lands category 1 du/40 acres is consistent with the density set by GPA 96-03

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

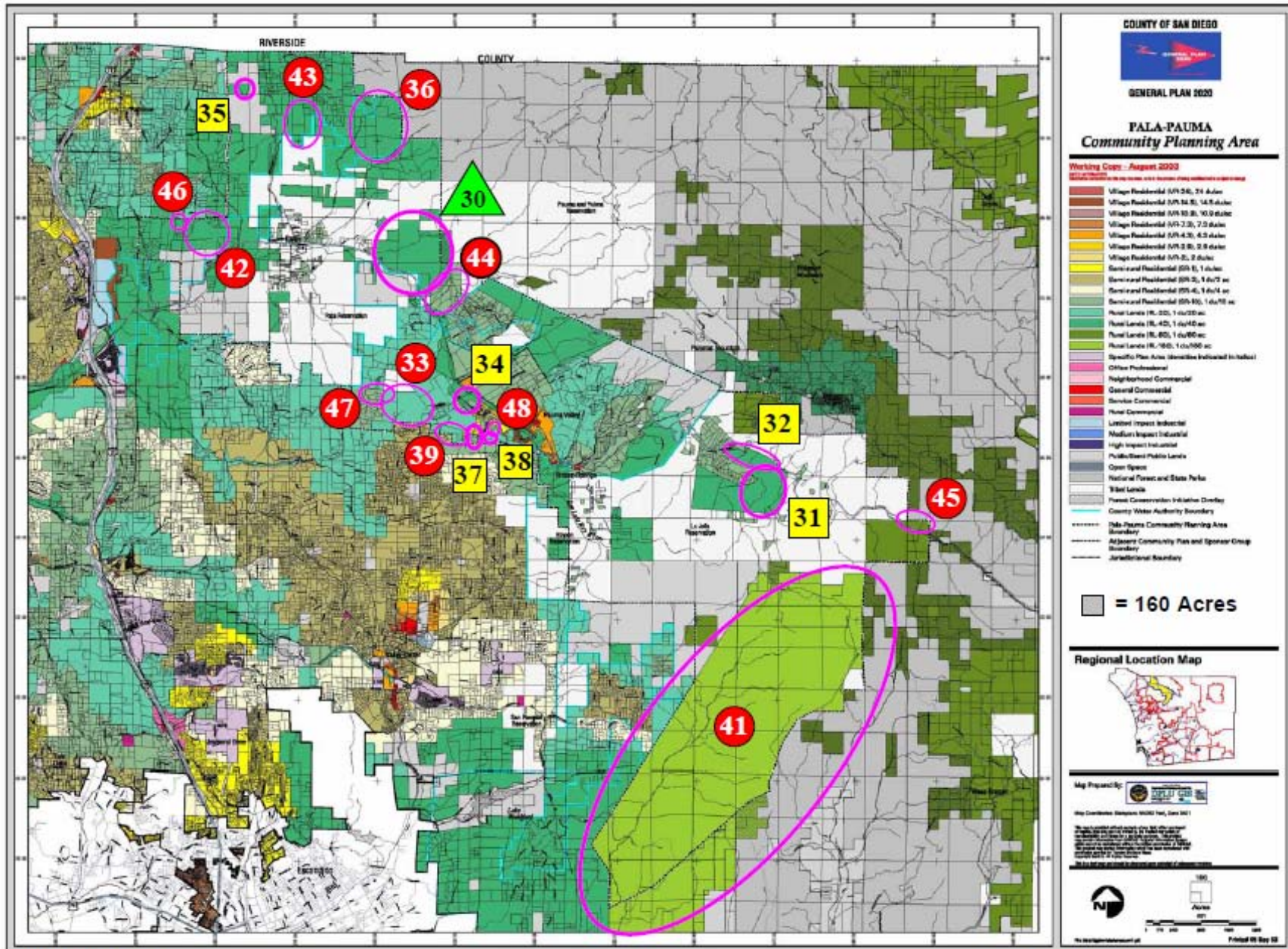
PALA-PAUMA



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GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
30	<p><i>Jim Chagala (representing Bradford)</i></p> <p>Outside CWA boundary. North of Hwy. 76 and surrounded on three sides by public lands.</p> <ul style="list-style-type: none"> • 1,300 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1du/80 acres</p> <p><u>Referral Request:</u> Rural Lands: 1du/40 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> AGREE with Referral Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> - Consistent with the minimum lot size set by GPA 96-03 - Proposed density is consistent with the existing pattern of development • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> - Northern portion of the property located within proposed North County MSCP Pre-approved Mitigation Area - Large drainage area bisects the property
31	<p><i>Jean Monahan</i></p> <p>Outside CWA boundary. South of Hwy. 76, located within area surrounded by Tribal Lands.</p> <ul style="list-style-type: none"> • 548 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> COMPROMISE Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> • <i>Reduce public costs</i> – isolated, remote area, outside of village with a lack of an established development pattern • <i>Create a model for community development</i> – referral request would extend Semi-Rural densities into an area designated as Rural Lands • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> - More than one half of the total acreage contains slopes between 25 and 50% - Majority of the site is located within the proposed North County MSCP Preapproved Mitigation Area - Outside CWA, groundwater dependent area - General area is surrounded by Tribal Lands

RESIDENTIAL PROPERTY REFERRALS

30	Jim Chagala (representing Bradford)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres
31	Jean Monahan			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/80 acres

Key Objectives:

- Reduce public costs
- Create a model for community development
- Assign densities based on characteristics of the land

Rationale for April 2004 WC:

The referral area is located outside the CWA boundary and the Village (Country Town) area and is nearly surrounded by La Jolla Tribal Lands. Although the 547-acre property has access to State Highway 76, it is geographically removed and has limited availability to public services and infrastructure. Existing development is scattered and exists primarily in the northwestern portion of the two parcels. Also, the entire area is located within the proposed North County MSCP preserve area. The staff proposed density recommendation meets all the criteria for rural lands.

PENDLETON-DELUZ

2000 Census Population.....37,012

Community 2020 Target¹34,976

April 2004 WC Map Population.....38,340

**APRIL 2004 WORKING COPY MAP**

The key objective for the April 2004 Working Copy map in this community is to maintain the rural character of the region as reflected by the existing agricultural uses and low levels of development. In addition, the map applies rural densities to much of the plan area due to the limited public services, infrastructure, and the physical and environmental constraints of the area.

- Santa Margarita River, upland habitats, and watershed should be designated at rural lands densities

TRAFFIC FORECASTS

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts² indicate there would be about 133 lane-miles of roads operating at LOS E or F in Pendleton-DeLuz. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is nearly \$400 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces approximately 157 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is nearly \$840 million for Pendleton-DeLuz.

KEY COMMUNITY ISSUES

- Over 75 percent of the planning area is under the jurisdiction of the military (Camp Pendleton) with the vast majority of the area population located on base
- Preservation of agriculture
- Lack of public services and infrastructure

COMMUNITY-SPECIFIC PLANNING RATIONALE

- There are no village core or village densities within the Pendleton-DeLuz planning area due to a lack of infrastructure and services
- The low-density semi-rural designation reflects agricultural land uses and the existing pattern of development

¹ Community target established prior to availability of 2000 Census data.

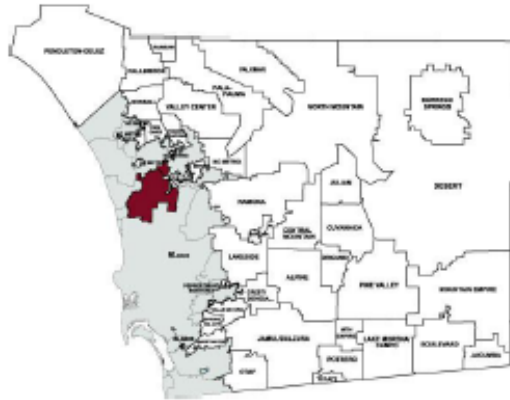
² Based on traffic forecasts for the August 2003 Working Copy map.

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
NO CHANGE to Working Copy Map						
61	<p><i>Eric Anderson</i> (representing Hadley Johnson & Jennifer Hom)</p> <p>Located just north of Elfin Forest Rd.</p>	1 du/2,4 acres	1 du/4 acres	Retain existing General Plan densities	Retain Working Copy designations	<p>DISAGREE - Retain <u>1 du/4 acres</u></p> <ul style="list-style-type: none"> Property is not significantly sloped Property is currently in agricultural use and is partially disturbed, though it does still serve as a viable part of the surrounding wildlife core/corridor area Adjacent parcels are 1 du/4 acres and 1 du/20 acres, with relatively smaller parcels such as this one at 1 du/4 acres to reflect existing parcelization and allow for some smaller-scale development while still maintaining biological viability and community character Proposed change in density would not affect ability of property owner to subdivide his personal property
62	<p><i>Harlan Lowe</i></p> <p>Located in the Elfin Forest community.</p> <ul style="list-style-type: none"> Rural Lands category <p>APNs: 222-130-06, 13 222-122-06, 08 to 10</p>	1 du/ 4,8,20 acres	1 du/20 acres and 1 du/40 acres	2 acre minimum lots	Retain Working Copy designations	<p>DISAGREE - Retain <u>1 du/ 20 acres</u></p> <ul style="list-style-type: none"> Located in the Elfin Forest community within the San Dieguito CPA Adjacent to the City of San Marcos and to the higher density San Elijo Hills area Properties form an area of large, contiguous, undeveloped lands critical to the corridor and to the maintenance of local character Much of these properties are extremely steep, containing 25-50% slope with some 50-75% slope Lower density also provides community separation from the high densities in the City of San Marcos

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

SAN DIEGUITO



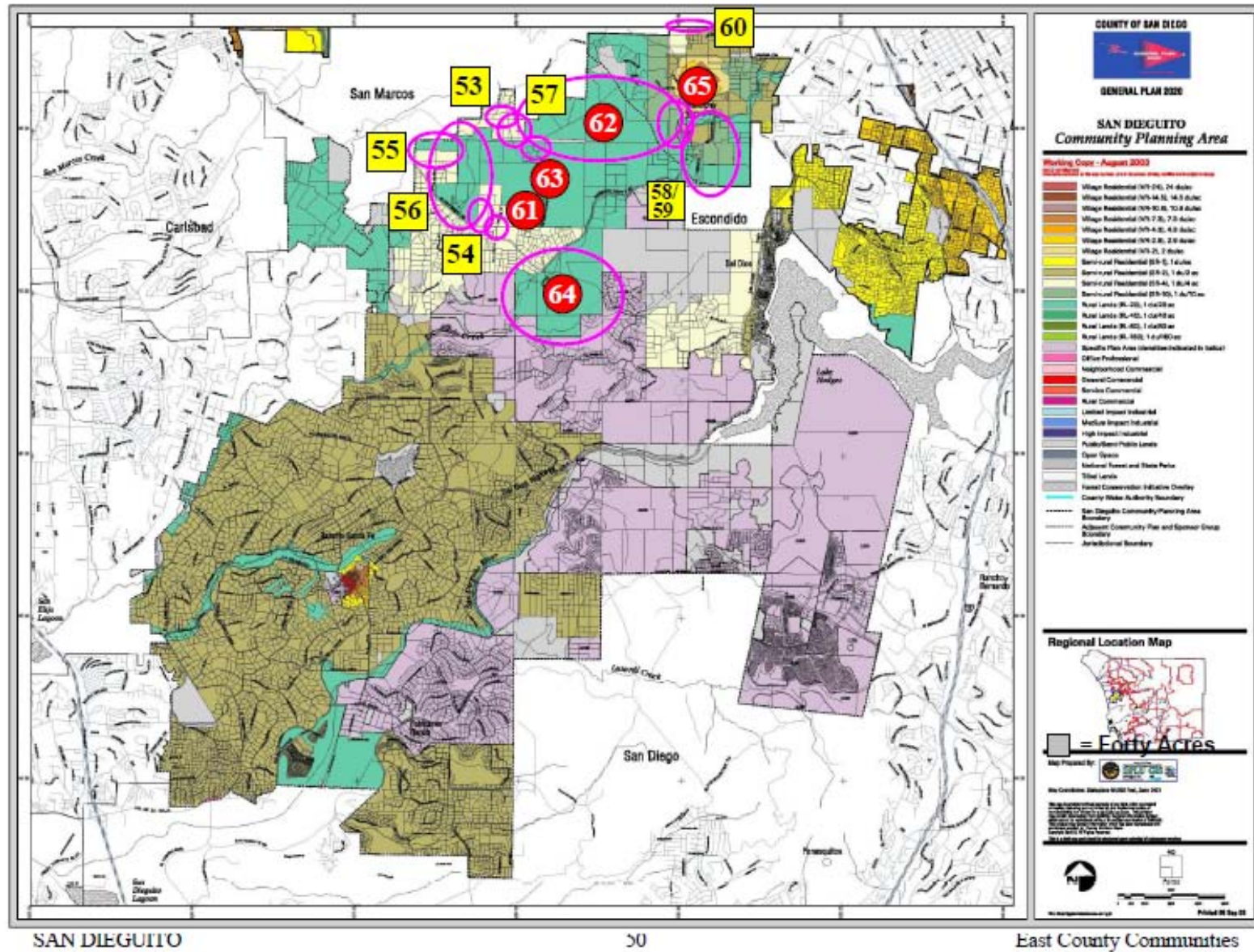
San Dieguito had 13 properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

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- 5 referrals do not meet the GP2020 concepts and planning principles.

The majority of the referrals were located in the area of the San Dieguito Community Planning Area known as "Elfin Forest". This area is adjacent to higher density within the City of San Marcos. It is characterized by rugged terrain and high biological sensitivity. Rural densities (1 du/ 20 ac) were retained where existing Semi-Rural development patterns were not already established. Semi-Rural densities were applied near the boundary of the City of San Marcos in areas where there was a similar existing development pattern. The objectives in applying these densities include:

- Retaining the rural character of a community adjacent to incorporated areas,
- Balance residential growth with protection for sensitive habitats
- Limited access via Elfin Forest Road and San Elijo Hills Road (also known as Questhaven Road) and
- Potential to retain local character by separating the high density development within the City of San Marcos from the low-density development pattern within the County.

Additional referrals were in the Rural and Semi-Rural Lands surrounding the proposed Village of Harmony Grove. In order to accommodate growth while retaining character, protect sensitive resources and reinforce the Village, the Working Copy densities were retained.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
60	<p><i>Tony Baihaghy</i></p> <p>Inside CWA boundary. Area located off Country Club, Eden Valley Community.</p> <ul style="list-style-type: none"> • 97.55 acres • Existing General Plan: 1 du/2,4 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Reconsider based on surrounding lots</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: <u>1 du/2 acres</u> (smaller parcel) Semi-Rural: <u>1 du/4 acres</u> (larger parcel)</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan – remain consistent with treatment of other Semi-Rural areas</i> • <i>Create a model for community development – property is on the Semi-Rural periphery of the proposed Village of Harmony Grove</i> • <i>Obtain a broad consensus – staff has worked closely with the community to design the proposed Harmony Grove village and surrounding densities</i>
61	<p><i>Eric Anderson (representing Hadley Johnson & Jennifer Hom)</i></p> <p>Inside CWA boundary. North of Elfin Forest Road.</p> <ul style="list-style-type: none"> • 26.85 acres • Existing General Plan: 1 du/2,4 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with request Retain Semi-Rural: <u>1 du/4 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> • Remain consistent with treatment of other Semi-Rural areas • Adjacent parcels range from 4 acres to 20 acres in size • <i>Reduce public costs – limited County roads and infrastructure in the Elfin Forest area</i> • <i>Assign densities based on characteristics of the land – general area has steep slopes and high biological sensitivity</i>

Community Matrix

ATTACHMENT B

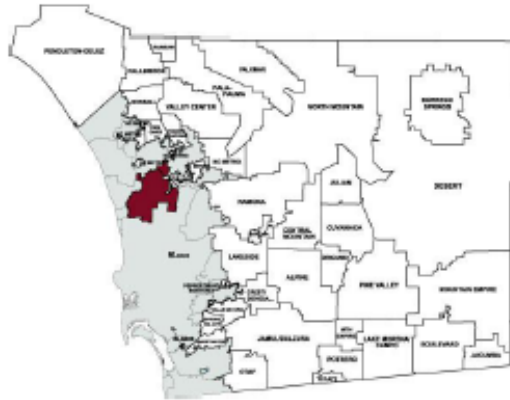
61	Eric Anderson	<u>December 2002 WC:</u> Semi-Rural: 1 du/4 acres	<u>August 2003 WC:</u> Semi-Rural: 1 du/4 acres	<u>October Traffic Referral:</u> Semi-Rural: 1 du/2 acres	<u>April 2004 WC:</u> Semi-Rural: 1 du/4 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"> • Develop an internally consistent general plan • Reduce public costs • Assign densities based on characteristics of the land 			<u>Rationale for April 2004 WC:</u> Proposed density is consistent with the surrounding development pattern and consistent with the application of density for the area. Based on general parcel size, location, and slope, parcels in this area were assigned 1 du/4 acres or 1 du/20 acres. Increasing densities to 1 du/2 acres in the surrounding area would reduce the level of service on Elfin Forest Road and would be inconsistent with the surrounding land use designations.	
62	Harlan Lowe	<u>December 2002 WC:</u> Rural Lands: 1 du/20 acres	<u>August 2003 WC:</u> Rural Lands: 1 du/20 acres	<u>October Traffic Referral:</u> Village: 2 du/acre Semi-Rural: 1 du/acre Semi-Rural: 1 du/2 acres Semi-Rural: 1 du/4 acres	<u>April 2004 WC:</u> Rural Lands: 1 du/20 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"> • Develop an internally consistent general plan • Reduce public costs • Assign densities based on characteristics of the land • Create a model for community development • Obtain a broad consensus 			<u>Rationale for April 2004 WC:</u> Development of village nodes in steeply sloped, environmentally constrained areas is inconsistent with the GP2020 planning framework. Such development in this location would heavily impact the character of the Elfin Forest Community and would reduce the level of service on Elfin Forest Road. Low density retains the value of this area as a core wildlife area, while allowing development consistent with the existing character of the community and the physical constraints.	

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
63	<p><i>Troy Burns (representing Ken Norton)</i></p> <p>Located in the northern part of Elfin Forest near Questhaven Rd.</p> <ul style="list-style-type: none"> 11.95 acres total Rural Lands category <p>APNs: 223-100-28 223-100-29</p>	1 du/2 acres	1 du/20 acres	Retain existing General Plan densities	Study area: (1) transition of density (2) retain existing General Plan density	<p>DISAGREE - Retain 1 du/20 acres</p> <ul style="list-style-type: none"> A significant portion of the properties (roughly 20% is covered by 50-75% slope) The properties are 2.94 acres and 9.1 acres, requiring either a 1 du/acre or 1 du/4 acres designations, respectively, in order to allow a single subdivision The parcels are located between large, undivided parcels within an extremely biologically sensitive area containing rare habitat and providing linkages to land in the San Marcos Multiple Habitat Conservation Plan (MHCP)
64	<p><i>Byron White</i></p> <p>Rancho Cielo, located north of the Rancho Cielo Specific Plan and south of Elfin Forest Road.</p> <ul style="list-style-type: none"> 138 acres Rural Lands category <p>APNs: 264-120 02 264-053-10 264-051- 05</p>	1 du/2 acres and 1 du/4 acres	1 du/20 acres	Retain existing General Plan densities	Retain Working Copy designations	<p>DISAGREE - Retain 1 du/20 acres</p> <ul style="list-style-type: none"> Properties are large, undivided parcels with a very high level of biological sensitivity Within an extremely biologically sensitive area containing rare habitat and providing linkages to land in the San Marcos Multiple Habitat Conservation Plan (MHCP) Property has extremely steep slopes (mostly 25-50%, also a fair amount of 50%+) A map is in process but has not been approved

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

SAN DIEGUITO



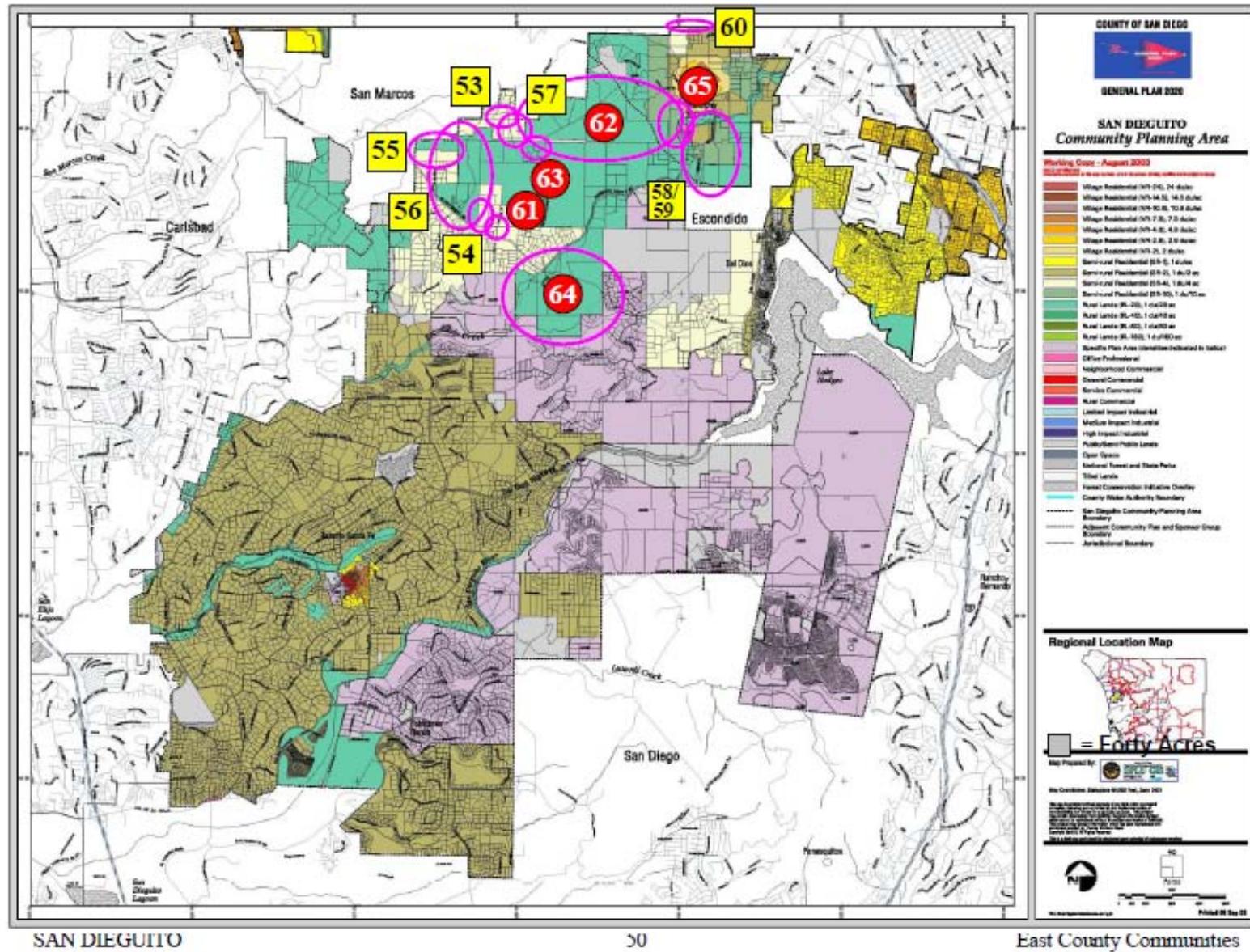
San Dieguito had 13 properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 8 referrals can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 5 referrals do not meet the GP2020 concepts and planning principles.

The majority of the referrals were located in the area of the San Dieguito Community Planning Area known as "Elfin Forest". This area is adjacent to higher density within the City of San Marcos. It is characterized by rugged terrain and high biological sensitivity. Rural densities (1 du/ 20 ac) were retained where existing Semi-Rural development patterns were not already established. Semi-Rural densities were applied near the boundary of the City of San Marcos in areas where there was a similar existing development pattern. The objectives in applying these densities include:

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- Limited access via Elfin Forest Road and San Elijo Hills Road (also known as Questhaven Road) and
- Potential to retain local character by separating the high density development within the City of San Marcos from the low-density development pattern within the County.

Additional referrals were in the Rural and Semi-Rural Lands surrounding the proposed Village of Harmony Grove. In order to accommodate growth while retaining character, protect sensitive resources and reinforce the Village, the Working Copy densities were retained.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
62	<p>Harlan Lowe</p> <p>Inside CWA boundary.</p> <p>Elfin Forest Community.</p> <ul style="list-style-type: none"> • 453 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/20 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with request Retain Rural Lands: <u>1 du/20 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan – remain consistent with treatment of other Semi-Rural areas</i> • <i>Reduce public costs – limited County roads and infrastructure in the Elfin Forest area</i> • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> • Area has very steep slopes and high biological sensitivity • This undeveloped area is critical to maintenance of the wildlife core area • <i>Create a model for community development – Rural Lands designation is consistent with GP2020 planning concepts to provide a buffer of low density development between the community and the City of San Marcos</i>
63	<p>Troy Burns (representing Ken Norton)</p> <p>Inside CWA boundary.</p> <p>Northern part of Elfin Forest near Questhaven Road.</p> <ul style="list-style-type: none"> • 11.95 acres • Existing General Plan: 1 du/2 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/20 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with request Retain Rural Lands: <u>1 du/20 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan – remain consistent with treatment of other Semi-Rural areas</i> • <i>Reduce public costs – limited County roads and infrastructure in the Elfin Forest area</i> • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> • General area has steep slopes and high biological sensitivity • Property is key component of the wildlife corridor connection with habitat plans in the City of San Marcos

Community Matrix

ATTACHMENT B

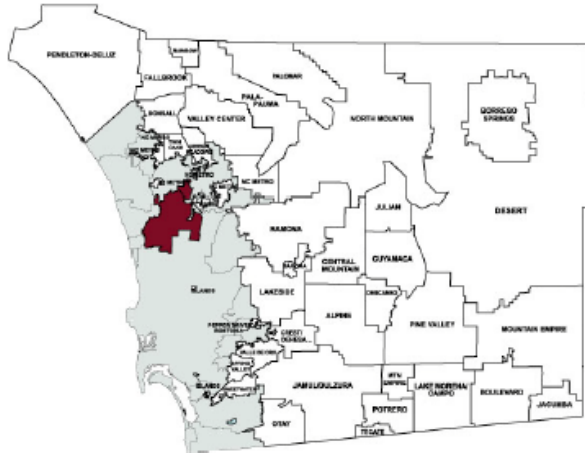
63	Troy Burns	<u>December 2002 WC:</u> Rural Lands: 1 du/20 acres	<u>August 2003 WC:</u> Rural Lands: 1 du/20 acres	<u>October Traffic Referral:</u> Semi-Rural: 1 du/2 acres	<u>April 2004 WC:</u> Rural Lands: 1 du/20 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"> Develop an internally consistent general plan Reduce public costs Assign densities based on characteristics of the land 			<u>Rationale for April 2004 WC:</u> Proposed density is consistent with the surrounding development pattern and consistent with the application of density for the area. Based on general parcel size, location, and slope, land in this area was assigned 1 du/4 acres or 1 du/20 acres. The large, environmentally sensitive parcels were assigned 1 du/20 acres to maintain the viability of the biological resources and community character of the area. This smaller parcel is in the middle of the sensitive, sparsely developed area assigned 1du/20 acres. Approximately one-third of the parcel contains steep slopes.	
64	Byron White	<u>December 2002 WC:</u> Rural Lands: 1 du/20 acres	<u>August 2003 WC:</u> Semi-Rural: 1 du/20 acres	<u>October Traffic Referral:</u> Semi-Rural: 1 du/2 acres	<u>April 2004 WC:</u> (21) Specific Plan Area
65	Steve Anderson	<u>December 2002 WC:</u> Semi-Rural: 1 du/10 acres	<u>August 2003 WC:</u> Semi-Rural: 1 du/10 acres	<u>October Traffic Referrals:</u> Semi-Rural: 1 du/4 acres	<u>April 2004 WC:</u> Semi-Rural: 1 du/10 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"> Develop an internally consistent general plan Assign densities based on characteristics of the land Create a model for community development Obtain a broad consensus 			<u>Rationale for April 2004 WC:</u> This property was assigned 1du/10 acres in order to remain consistent with the treatment of other physically constrained areas. The majority of the property contains steep slopes or is located within a floodplain. This area provides a low-density transition from the Harmony Grove Village to Rural Lands to the surrounding area.	

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
55	<p><i>Peng Tan, Jie Gao and Su Gao</i></p> <p>20049 Elfin Forest Ln, located in the Elfin Forest community, adjacent to the City of San Marcos.</p> <ul style="list-style-type: none"> 80 acres Semi-Rural category <p>APNs: 223-090-15, 16</p>	1 du/2 acres	1 du/10 acres	1 du/2 acres or higher	Study area: (1) transition of density (2) retain existing General Plan density	<p>COMPROMISE of 1 du/4 acres and 1 du/20 acres</p> <ul style="list-style-type: none"> Active case (TM 5261) Properties are within an extremely biologically sensitive area containing rare habitat and providing linkages to land in the San Marcos Multiple Habitat Conservation Plan (MHCP) Properties form an island of undeveloped land between the high-density San Elijo Hills project in the City of San Marcos to the north and roughly 1 du/2 to 4 acres development pattern to the south For continuity with the development pattern to the south along Elfin Forest Rd, 1 du/4 acres was assigned on the southern portion of the properties In order to protect the important wildlife corridor transversing the site and linking the open space within the San Marcos MHCP, a low-density swath of 1 du/20 acres was applied in the critical location

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

SAN DIEGUITO



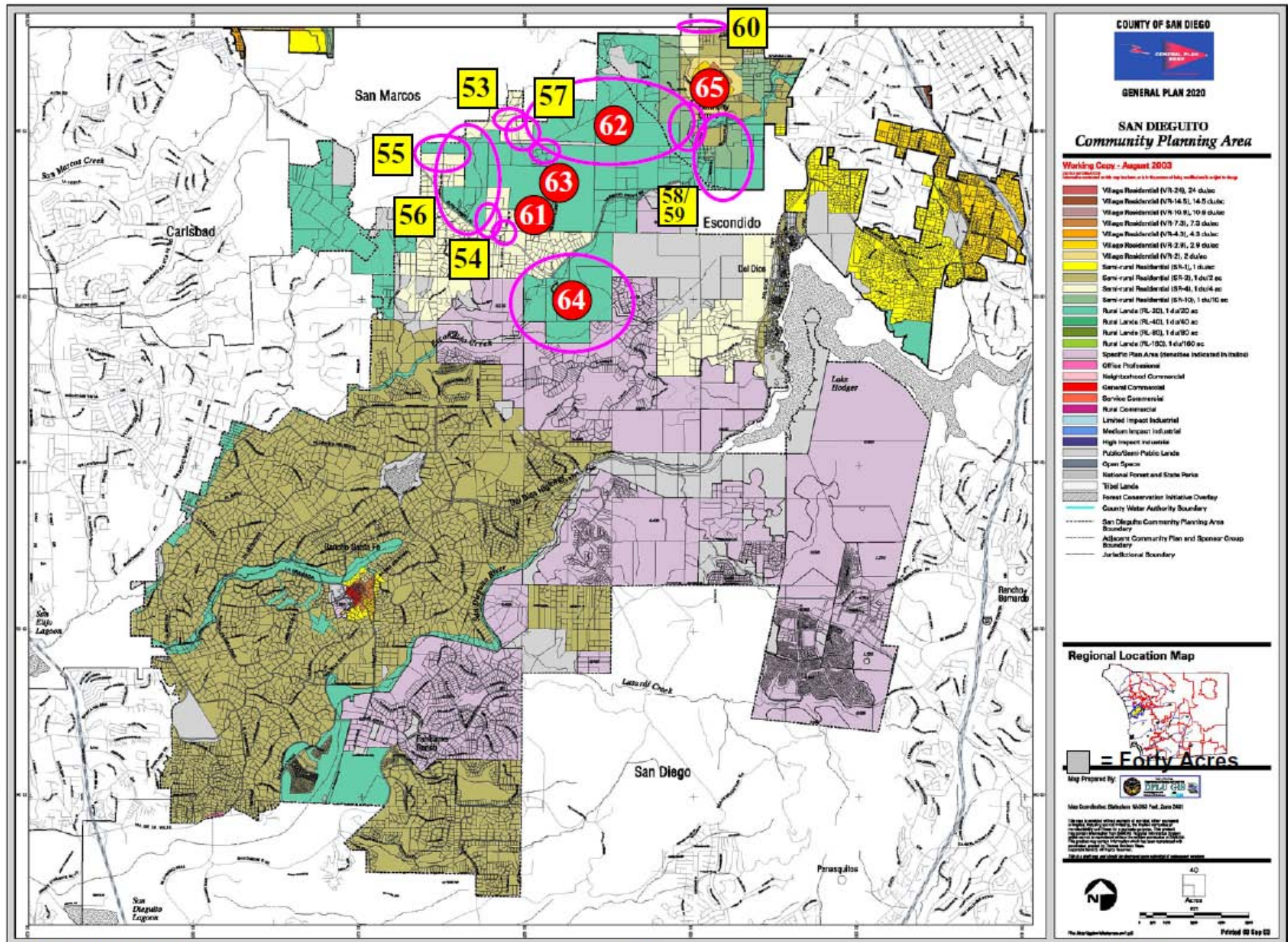
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GENERAL PLAN 2020 RESIDENTIAL REFERRALS

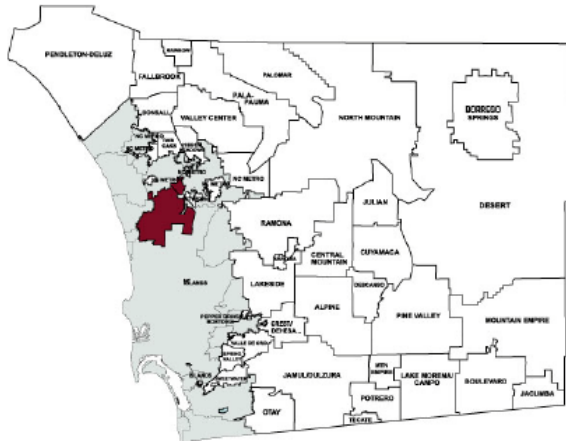
REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
53	<p><i>Dave Kapich</i></p> <p>Inside CWA boundary. Elfin Forest, adjacent to San Marcos and San Elijo Hills development.</p> <ul style="list-style-type: none"> • 11.48 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres or 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: <u>1 du/4 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – remain consistent with treatment of other Semi-Rural areas • <i>Reduce public costs</i> – limited County roads and infrastructure in the Elfin Forest area • <i>Assign densities based on characteristics of the land</i> – general area has steep slopes and high biological sensitivity
54	<p><i>Hadley Johnson and Jennifer Hom</i></p> <p>Inside CWA boundary. North of Elfin Forest Road. Pipelined TM</p> <ul style="list-style-type: none"> • 18.98 acres • Existing General Plan: 1 du/2,4 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Not specified</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/2 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: <u>1 du/4 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – remain consistent with treatment of other Semi-Rural areas • <i>Reduce public costs</i> – limited County roads and infrastructure in the Elfin Forest area • <i>Assign densities based on characteristics of the land</i> – general area has steep slopes and high biological sensitivity
55	<p><i>Peng Tan, Jie Gao and Su Gao</i></p> <p>Inside CWA boundary. Elfin Forest, adjacent to San Marcos.</p> <ul style="list-style-type: none"> • 80 acres • Existing General Plan: 1 du/2,4 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres or higher</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/2 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: <u>1 du/4 acres</u> (southern portion) Rural Lands: <u>1 du/20 acres</u> (northern portion)</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – remain consistent with treatment of other Semi-Rural areas • <i>Reduce public costs</i> – limited County roads and infrastructure in the Elfin Forest area • <i>Assign densities based on characteristics of the land</i> – general area has steep slopes and sensitive habitat; retain wildlife corridor connection with habitat plans in the City of San Marcos

GENERAL PLAN 2020 REFERRAL MATRIX

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NO CHANGE to Working Copy Map						
61	<p><i>Eric Anderson</i> (representing Hadley Johnson & Jennifer Hom)</p> <p>Located just north of Elfin Forest Rd.</p>	1 du/2,4 acres	1 du/4 acres	Retain existing General Plan densities	Retain Working Copy designations	<p>DISAGREE - Retain <u>1 du/4 acres</u></p> <ul style="list-style-type: none"> Property is not significantly sloped Property is currently in agricultural use and is partially disturbed, though it does still serve as a viable part of the surrounding wildlife core/corridor area Adjacent parcels are 1 du/4 acres and 1 du/20 acres, with relatively smaller parcels such as this one at 1 du/4 acres to reflect existing parcelization and allow for some smaller-scale development while still maintaining biological viability and community character Proposed change in density would not affect ability of property owner to subdivide his personal property
62	<p><i>Harlan Lowe</i></p> <p>Located in the Elfin Forest community.</p> <ul style="list-style-type: none"> Rural Lands category <p>APNs: 222-130-06, 13 222-122-06, 08 to 10</p>	1 du/ 4,8,20 acres	1 du/20 acres and 1 du/40 acres	2 acre minimum lots	Retain Working Copy designations	<p>DISAGREE - Retain <u>1 du/ 20 acres</u></p> <ul style="list-style-type: none"> Located in the Elfin Forest community within the San Dieguito CPA Adjacent to the City of San Marcos and to the higher density San Elijo Hills area Properties form an area of large, contiguous, undeveloped lands critical to the corridor and to the maintenance of local character Much of these properties are extremely steep, containing 25-50% slope with some 50-75% slope Lower density also provides community separation from the high densities in the City of San Marcos

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

SAN DIEGUITO



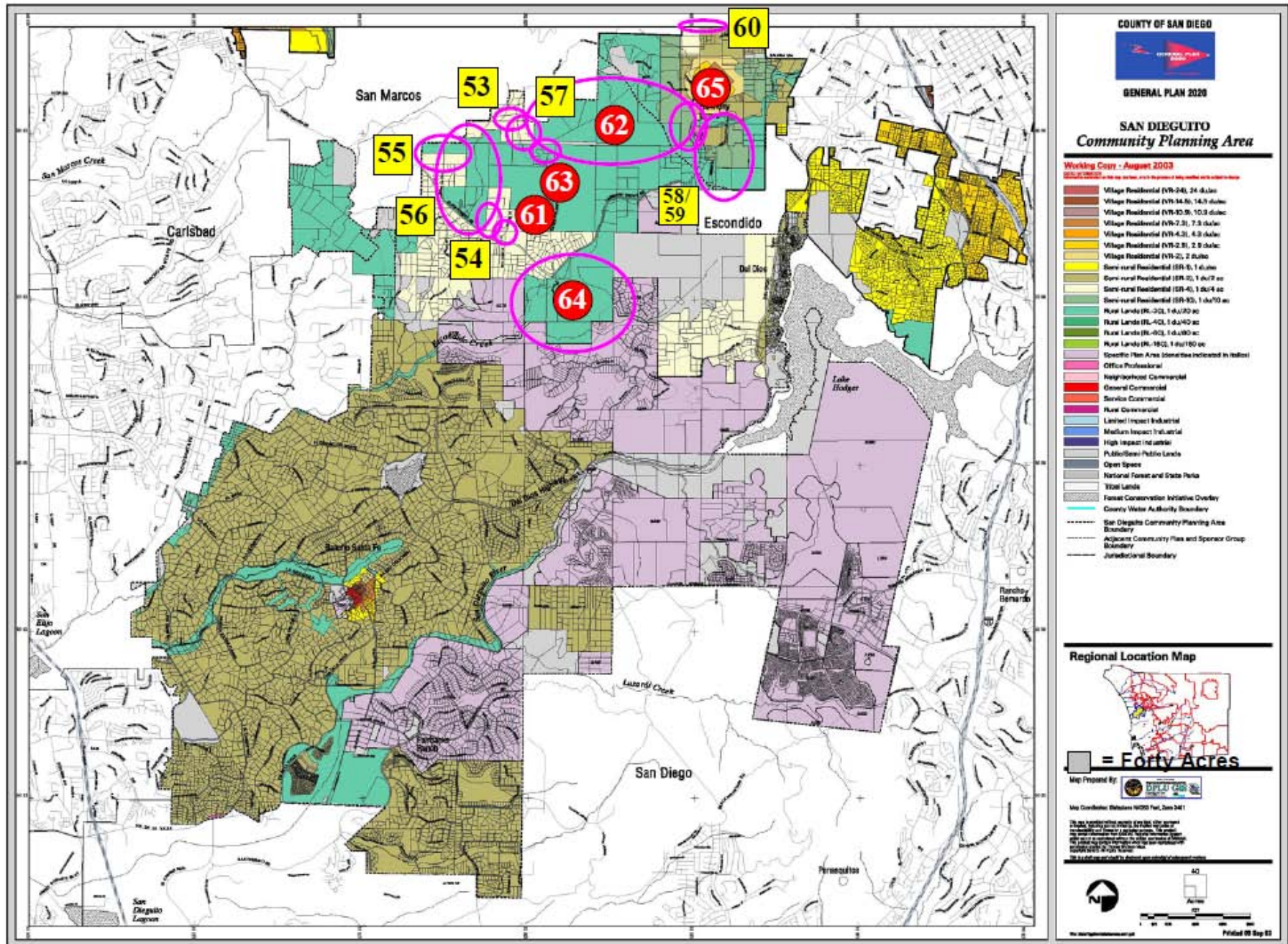
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GENERAL PLAN 2020 RESIDENTIAL REFERRALS

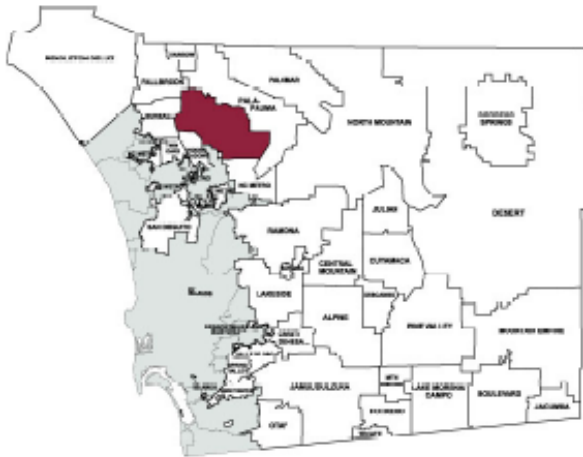
REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
62	<p><i>Harlan Lowe</i></p> <p>Inside CWA boundary. Elfin Forest Community.</p> <ul style="list-style-type: none"> • 453 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/20 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u></p> <p>DISAGREE with request Retain Rural Lands: <u>1 du/20 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – remain consistent with treatment of other Semi-Rural areas • <i>Reduce public costs</i> – limited County roads and infrastructure in the Elfin Forest area • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> • Area has very steep slopes and high biological sensitivity • This undeveloped area is critical to maintenance of the wildlife core area • <i>Create a model for community development</i> – Rural Lands designation is consistent with GP2020 planning concepts to provide a buffer of low density development between the community and the City of San Marcos
63	<p><i>Troy Burns</i> (representing Ken Norton)</p> <p>Inside CWA boundary. Northern part of Elfin Forest near Questhaven Road.</p> <ul style="list-style-type: none"> • 11.95 acres • Existing General Plan: 1 du/2 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/20 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u></p> <p>DISAGREE with request Retain Rural Lands: <u>1 du/20 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – remain consistent with treatment of other Semi-Rural areas • <i>Reduce public costs</i> – limited County roads and infrastructure in the Elfin Forest area • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> • General area has steep slopes and high biological sensitivity • Property is key component of the wildlife corridor connection with habitat plans in the City of San Marcos

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
83	<p><i>Thure Stedt</i> (representing Virginia Leishman)</p> <p>Located in the southeastern portion of the planning area (Paradise Mountain Area).</p> <ul style="list-style-type: none"> ▪ 55.95 acres ▪ Rural Lands category <p>APNs: 191-111-03, 191-180-09</p>	1 du/ 4,8,20 acres	1 du/40 acres	1 du/ 4 acres	None	<p>DISAGREE - Retain <u>1 du/40 acres</u></p> <ul style="list-style-type: none"> ▪ Immediately adjacent to Rancho Guejito (potential edge effects from residential development) ▪ Surrounded on three sides by Public/Semi-Public Lands (BLM) ▪ Upland habitat area ▪ Close to Hellhole Canyon Open Space Preserve ▪ Located outside of the County Water Authority boundary
84	<p><i>Thure Stedt</i> (representing Jackson-Burgener Properties)</p> <p>Located south of Covey Ln, east of I-15 in the western portion of planning area.</p> <ul style="list-style-type: none"> ▪ Approximately 20 acres total ▪ Semi-Rural category <p>APNs: 128-290-54 to 57</p>	1 du/2,4 acres	1 du/4 acres	1 du/ 2 acres	None	<p>DISAGREE - Retain <u>1 du/4 acres</u></p> <ul style="list-style-type: none"> ▪ Slopes >25% exist on the parcels ▪ Adjacent to 1 du/20 acres on southernmost parcel ▪ Changing density would create "island"

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

VALLEY CENTER



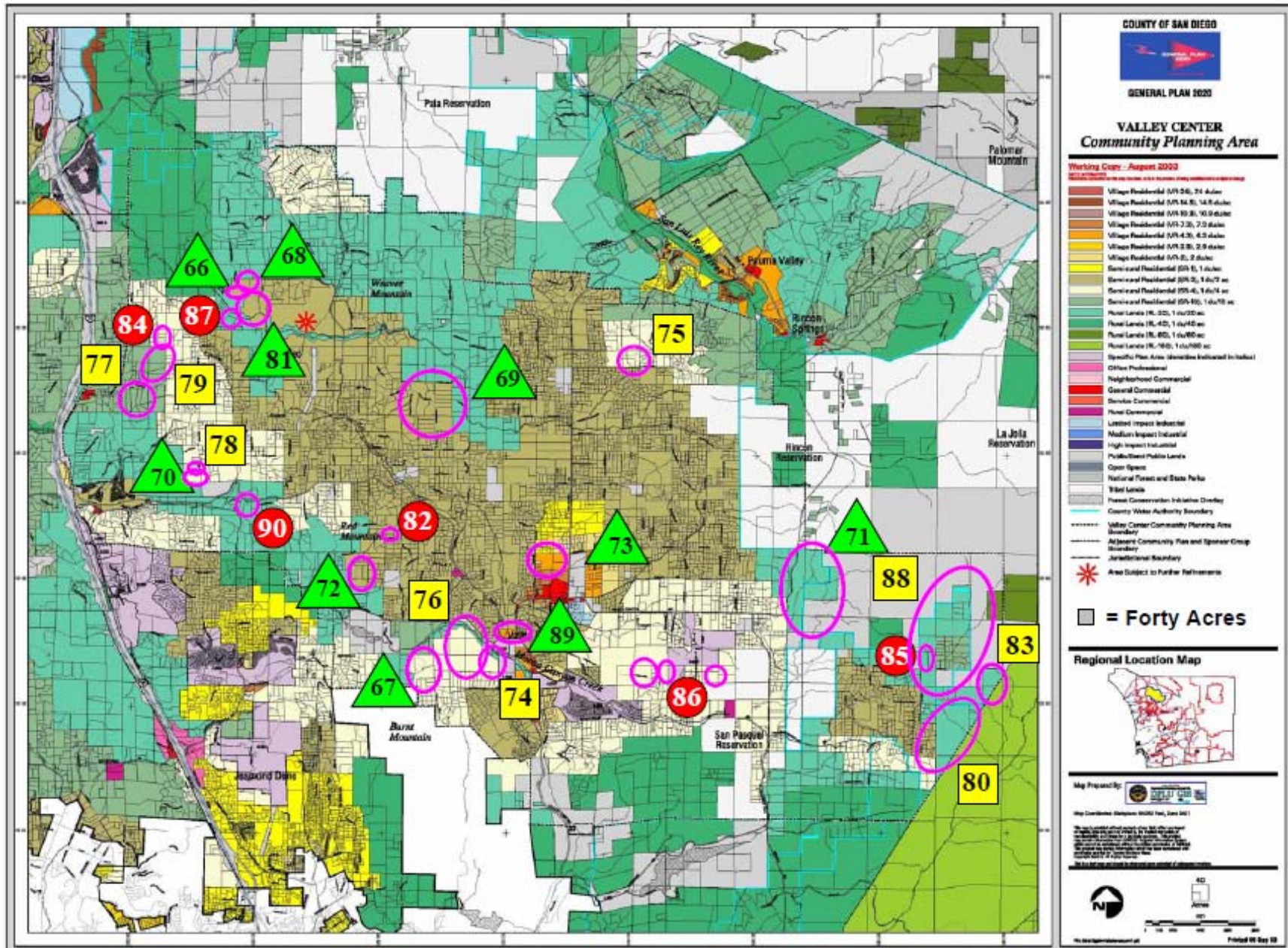
Valley Center had 24 properties referred for further staff evaluation and one that has been withdrawn. Upon completion of additional review, staff has determined that:

- 9 referrals meet the GP2020 concepts and planning principles.
- 9 referrals can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 6 referrals do not meet the GP2020 concepts and planning principles.

All but one of the referrals is located within the CWA boundary. These referrals are generally concentrated in the western, central and eastern portions of the planning area. Nearly all the referrals are requesting Semi-Rural densities that would be equivalent to existing General Plan densities.

For areas where there was an existing pattern of development, staff concurred with the request to change to Semi-Rural densities. Areas where Semi-Rural parcelization does not currently exist or where environmental constraints are present, staff recommends retaining Rural Lands densities.

Four of the referrals are located in the Upper Hellhole/Paradise Mountain area of eastern Valley Center. All of these referrals have requested Semi-Rural densities; staff recommends that these areas retain the Rural Lands densities of 1 du/20 or 1 du/40 acres based on public safety concerns, infrastructure deficiencies, limited vehicular access, and environmental constraints.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
84	<p><i>Thure Stedt</i> (representing Jackson-Burgener Properties)</p> <p>Inside CWA boundary. South of Covey Lane in western portion of planning area.</p> <ul style="list-style-type: none"> • 20 acres • Existing General Plan: 1 du/2.4 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Semi-Rural: <u>1 du/4 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible plan</i> – consistent with GP2020 Planning Concepts, Land Use Framework, Regional Structure Map and the Regional Land Use Distribution Map • <i>Create a model for community development</i> – referral request would create an isolated pocket of 1 du/2 acres in a larger area designated with Semi-Rural densities of 1 du/4 acres

<p>VALLEY CENTER</p> <p>2000 Census Population.....15,653</p> <p>Community 2020 Target¹33,000</p> <p>April 2004 WC Map Population.....40,680</p>			
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APRIL 2004 WORKING COPY MAP

One of the primary objectives of the April 2004 Working Copy map is to provide a land use framework for a town center plan that includes both the northern and southern village nodes. Staff will continue to assist the community towards the development and refinement of a town center plan that will include a gradation of village densities. Other objectives include maintaining the community's rural character while balancing the impacts of growth and other land use issues (i.e. North County tribal gaming facilities). Rural lands densities have been applied to the outlying areas of the community planning area.

KEY COMMUNITY ISSUES

- Maintain the rural community character and protect the environment while protecting private property rights
- Absence of equity mechanisms or incentives for affected property owners
- Lack of a municipal sewer system to support Town Center development
- Create a road network hierarchy that addresses local connectivity and safety issues, which may include both Circulation and non-Circulation Element roads
- Traffic impacts to the local road network from both existing and planned development, including existing and proposed expansion of North County Tribal gaming facilities

COMMUNITY-SPECIFIC PLANNING RATIONALE

- Village densities are concentrated within the town centers
- Semi-Rural densities reflect existing parcelization and development patterns that surround the two village nodes
- Rural densities reflect areas with environmental sensitivity, physical constraints, limited accessibility and general lack of public infrastructure and adequate emergency services

TRAFFIC FORECASTS

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts² indicate there would be approximately 43 lane miles of roads operating at LOS E or F in Valley Center. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is approximately \$57 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces more than 69 lane miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is \$113 million for Valley Center.

¹ Community target not yet endorsed by the Board of Supervisors: 45,853.

² Based on traffic forecasts for the August 2003 Working Copy map.

83	Thure Stedt (representing Virginia Leishman)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/4 acres	Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• <i>Develop an internally consistent general plan</i>• <i>Create a model for community development</i>• <i>Reduce public costs</i>• <i>Assign densities based on characteristics of the land</i>		<u>Rationale for April 2004 WC:</u> <p>Applying a Semi-Rural density for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map or a potential compromise of 1 du/20 acres.</p> <p>The referral area is located in the eastern Paradise Mountain area of Valley Center. This area is primarily accessed by one County-maintained road (Paradise Mountain Road). Because ingress and egress into the area are limited, staff does not support the continuation of existing general plan densities. Public safety issues have become increasingly more important with respect to recent wildfires in the Paradise Mountain area. The public cost of extending services to this area could not be fully justified given the fact that other areas in Valley Center are better suited for development. The Rural Lands designation meets the land use framework and the planning concepts for GP2020.</p>	

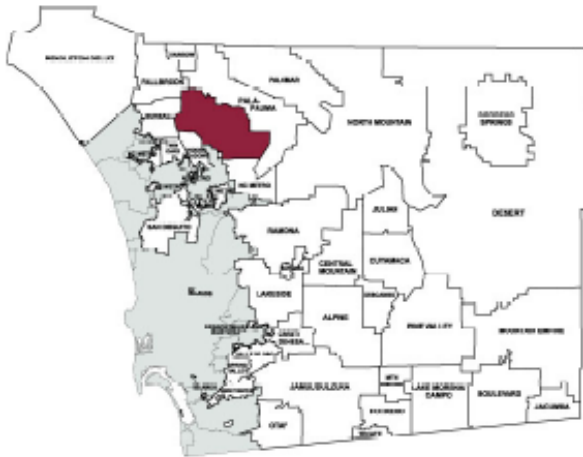
84	Thure Stedt (representing Jackson, Burgener Properties)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/4 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• <i>Develop an internally consistent general plan</i>• <i>Create a model for community development</i>		<u>Rationale for April 2004 WC:</u> <p>A higher density would create an isolated pocket of 1 du/2 acres in an area designated with Semi-Rural densities of 1 du/4 acres. The April 2004 Working Copy map density provides consistency with the surrounding designations.</p>	

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
78	<p><i>Hadley Johnson</i> (representing <i>AVOWICK LLC and Jennifer Hom</i>)</p> <p>Located south of Circle R Dr. and west of Circle R Lane western portion of planning area.</p> <ul style="list-style-type: none"> ▪ Semi-Rural category <p>APNs: 129-390-73, 74</p>	1 du/2,4 acres	1 du/20 acres	1 du/2 acres	None	<p>COMPROMISE of 1 du/4 acres</p> <ul style="list-style-type: none"> ▪ Active case (TPM 20685) ▪ Consistent with adjacent development pattern ▪ Access and infrastructure available
79	<p><i>Jim Chagala</i> (representing <i>Pardee</i>)</p> <p>Located between Covey Ln. and Nelson Way, east of I-15; western portion of planning area.</p> <ul style="list-style-type: none"> ▪ Approximately 79 acres total ▪ Rural Lands <p>APN: 129-010-21,57, 61</p>	1 du/2,4 acres	1 du/20 acres	1 du/4 acres	None	<p>COMPROMISE of 1 du/10 acres</p> <p>Only 2% of parcels contain slopes >25%</p> <ul style="list-style-type: none"> ▪ Majority of parcels in vicinity <20 acres in size ▪ 75% of parcels in active agricultural use
80	<p><i>Bill Fisher</i></p> <p>Located adjacent to Gueijito Ranch in the Paradise Mt. Area.</p> <ul style="list-style-type: none"> ▪ 250 acres ▪ Rural Lands <p>APN: 191-180-05,07,08</p>	1 du/4,8,20 acres	1 du/40 acres	1 du/4 acres	1 du/4 acres	<p>COMPROMISE of 1 du/20 acres</p> <ul style="list-style-type: none"> ▪ Slopes of >25% located in northern portion of parcel ▪ Potential "edge effects" to adjacent sensitive habitats from residential development ▪ 1 du/4 acres not consistent with Rural Lands ▪ Adjacent to large undeveloped area ▪ Deficient infrastructure and services warrant Rural Lands designation

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

VALLEY CENTER



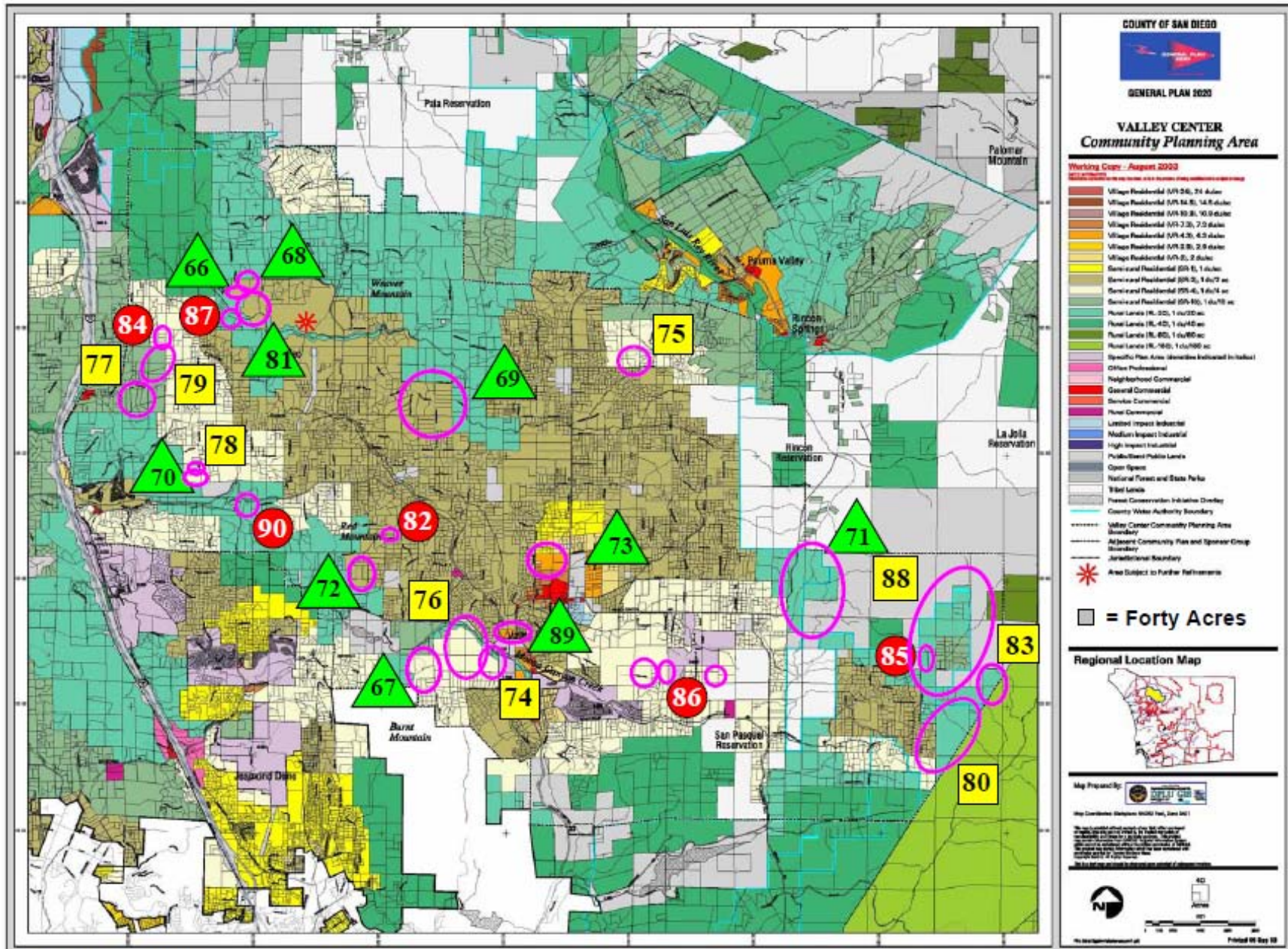
Valley Center had 24 properties referred for further staff evaluation and one that has been withdrawn. Upon completion of additional review, staff has determined that:

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- 9 referrals can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 6 referrals do not meet the GP2020 concepts and planning principles.

All but one of the referrals is located within the CWA boundary. These referrals are generally concentrated in the western, central and eastern portions of the planning area. Nearly all the referrals are requesting Semi-Rural densities that would be equivalent to existing General Plan densities.

For areas where there was an existing pattern of development, staff concurred with the request to change to Semi-Rural densities. Areas where Semi-Rural parcelization does not currently exist or where environmental constraints are present, staff recommends retaining Rural Lands densities.

Four of the referrals are located in the Upper Hellhole/Paradise Mountain area of eastern Valley Center. All of these referrals have requested Semi-Rural densities; staff recommends that these areas retain the Rural Lands densities of 1 du/20 or 1 du/40 acres based on public safety concerns, infrastructure deficiencies, limited vehicular access, and environmental constraints.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
78	<p><i>Hadley Johnson</i> (representing AVONWICK LLC and Jennifer Hom)</p> <p>Inside CWA boundary. South of Circle R Drive and west of Circle R Lane in western portion of planning area. Pipelined TPM.</p> <ul style="list-style-type: none"> • 12.03 acres • Existing General Plan: 1 du/2.4 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: <u>1 du/4 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> · Consistent with existing parcelization in the area · Consistent with densities applied to the County's most productive agricultural areas along Bonsall/Valley Center boundaries • <i>Create a model for community development</i> <ul style="list-style-type: none"> · Provides a transition of densities and assists in facilitating a more coherent development pattern compatible with site constraints · Requested density would create an isolated pocket of 1 du/2 acres in a larger area designated as 1 du/4 acres
79	<p><i>Jim Chagala</i> (representing Pardee)</p> <p>Inside CWA boundary. Between Covey Lane and Nelson Way, western portion of planning area.</p> <ul style="list-style-type: none"> • 79 acres • Existing General Plan: 1 du/2 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff recommendation</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: <u>1 du/10 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> · Compromise recommendation is consistent with existing parcelization in the area · Consistent with densities applied to the County's most productive agricultural areas along Bonsall/Valley Center boundaries • <i>Create a model for community development</i> – provides a transition of densities and a more coherent development pattern

78 Hadley Johnson (representing Avonwick LLC and Jennifer Hom)December 2002 WC:

Rural Lands: 1 du/20 acres

August 2003 WC:

Semi-Rural: 1 du/4 acres

October Traffic Referral:

Semi-Rural: 1 du/2 acres

April 2004 WC:

Semi-Rural: 1 du/4 acres

Key Objectives:

- Develop an internally consistent general plan
- Create a model for community development

Rationale for April 2004 WC:

The referral request would introduce an isolated pocket of 1 du/2 acres within a larger area designated 1 du/4 acres. The density recommended by staff reflects existing parcelization in the adjacent areas located to the north and east and provides a transition between adjacent semi-rural areas designated at 1 du/2 acres. Community character in the area could be affected if the operating capacity of the road were increased to allow more traffic on the local road network. Levels of service based on the existing General Plan indicate that Old Castle Road operates at an LOS E. Old Castle Road provides access to the referral area and is currently constructed with two lanes.

79 Jim Chagala (representing Pardee)December 2002 WC:

Rural Lands: 1 du/20 acres

August 2003 WC:

Semi-Rural: 1 du/10 acres

October Traffic Referral:

Semi-Rural: 1 du/2 acres

April 2004 WC:Semi-Rural: 1 du/4 acres
Semi-Rural: 1 du/10 acresKey Objectives:

- Develop an internally consistent general plan
- Assign densities based on the characteristics of the land

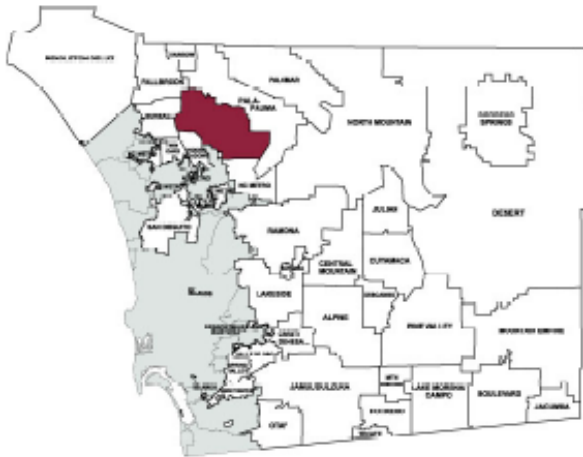
Rationale for April 2004 WC:

The semi-rural designations reflect the characteristics of the property. The two larger contiguous parcels (1 du/4 acres) contain active agriculture and are traversed by riparian drainage areas. The recommended density is also consistent with the development pattern in the adjoining areas. The smaller western parcel (1 du/10 acres) is constrained by slopes (greater than 25 percent) and contains some active agriculture. A riparian drainage area bisects the parcel.

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
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79	<p><i>Jim Chagala</i> (representing <i>Pardee</i>)</p> <p>Located between Covey Ln. and Nelson Way, east of I-15; western portion of planning area.</p> <ul style="list-style-type: none"> ▪ Approximately 79 acres total ▪ Rural Lands <p>APN: 129-010-21,57, 61</p>	1 du/2,4 acres	1 du/20 acres	1 du/4 acres	None	<p>COMPROMISE of 1 du/10 acres</p> <p>Only 2% of parcels contain slopes >25%</p> <ul style="list-style-type: none"> ▪ Majority of parcels in vicinity <20 acres in size ▪ 75% of parcels in active agricultural use
80	<p><i>Bill Fisher</i></p> <p>Located adjacent to Gueijito Ranch in the Paradise Mt. Area.</p> <ul style="list-style-type: none"> ▪ 250 acres ▪ Rural Lands <p>APN: 191-180-05,07,08</p>	1 du/4,8,20 acres	1 du/40 acres	1 du/4 acres	1 du/4 acres	<p>COMPROMISE of 1 du/20 acres</p> <ul style="list-style-type: none"> ▪ Slopes of >25% located in northern portion of parcel ▪ Potential "edge effects" to adjacent sensitive habitats from residential development ▪ 1 du/4 acres not consistent with Rural Lands ▪ Adjacent to large undeveloped area ▪ Deficient infrastructure and services warrant Rural Lands designation

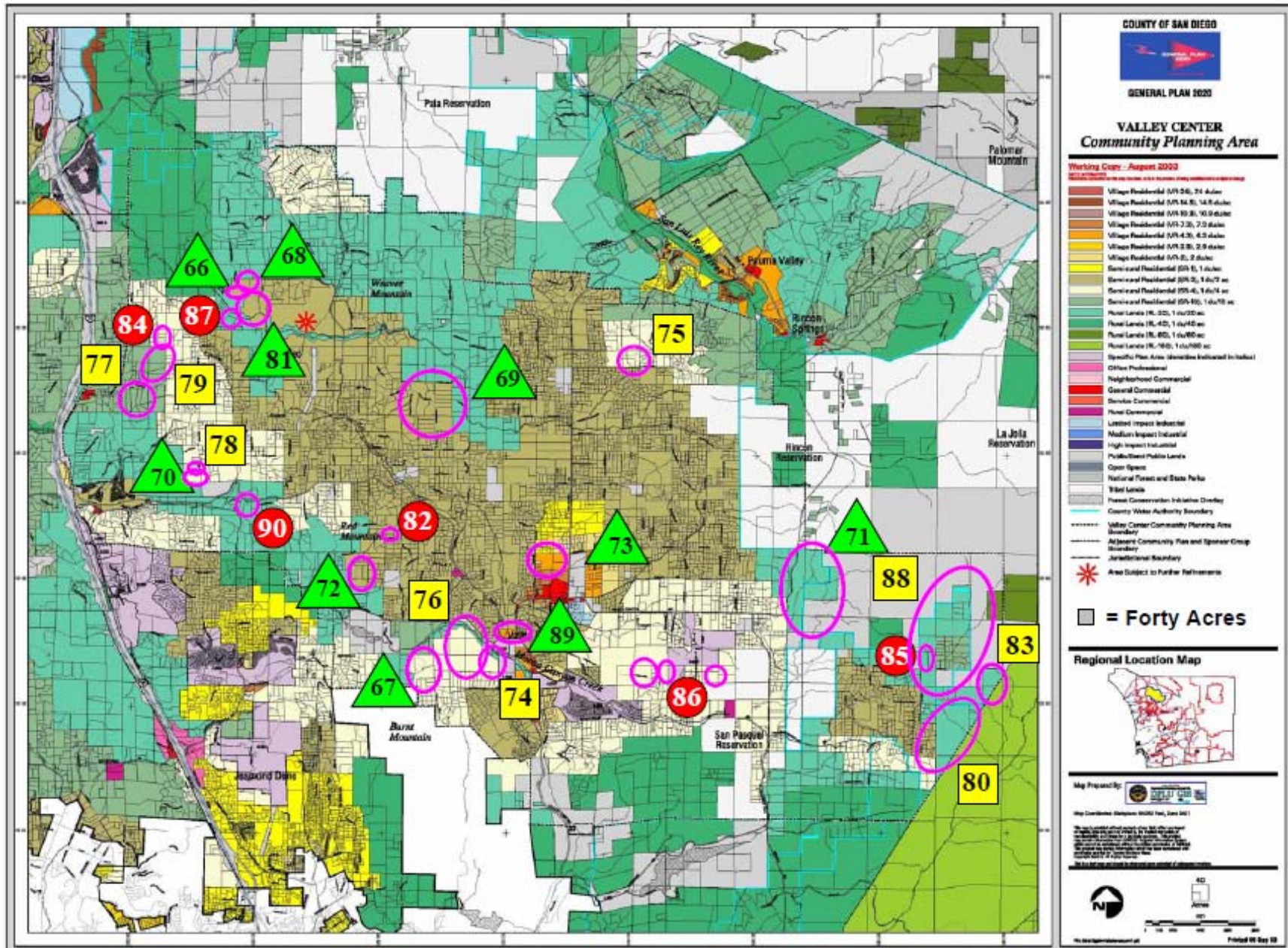
VALLEY CENTER



- 9 referrals meet the GP2020 concepts and planning principles.
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For areas where there was an existing pattern of development, staff concurred with the request to change to Semi-Rural densities. Areas where Semi-Rural parcelization does not currently exist or where environmental constraints are present, staff recommends retaining Rural Lands densities.

Four of the referrals are located in the Upper Hellhole/Paradise Mountain area of eastern Valley Center. All of these referrals have requested Semi-Rural densities; staff recommends that these areas retain the Rural Lands densities of 1 du/20 or 1 du/40 acres based on public safety concerns, infrastructure deficiencies, limited vehicular access, and environmental constraints.



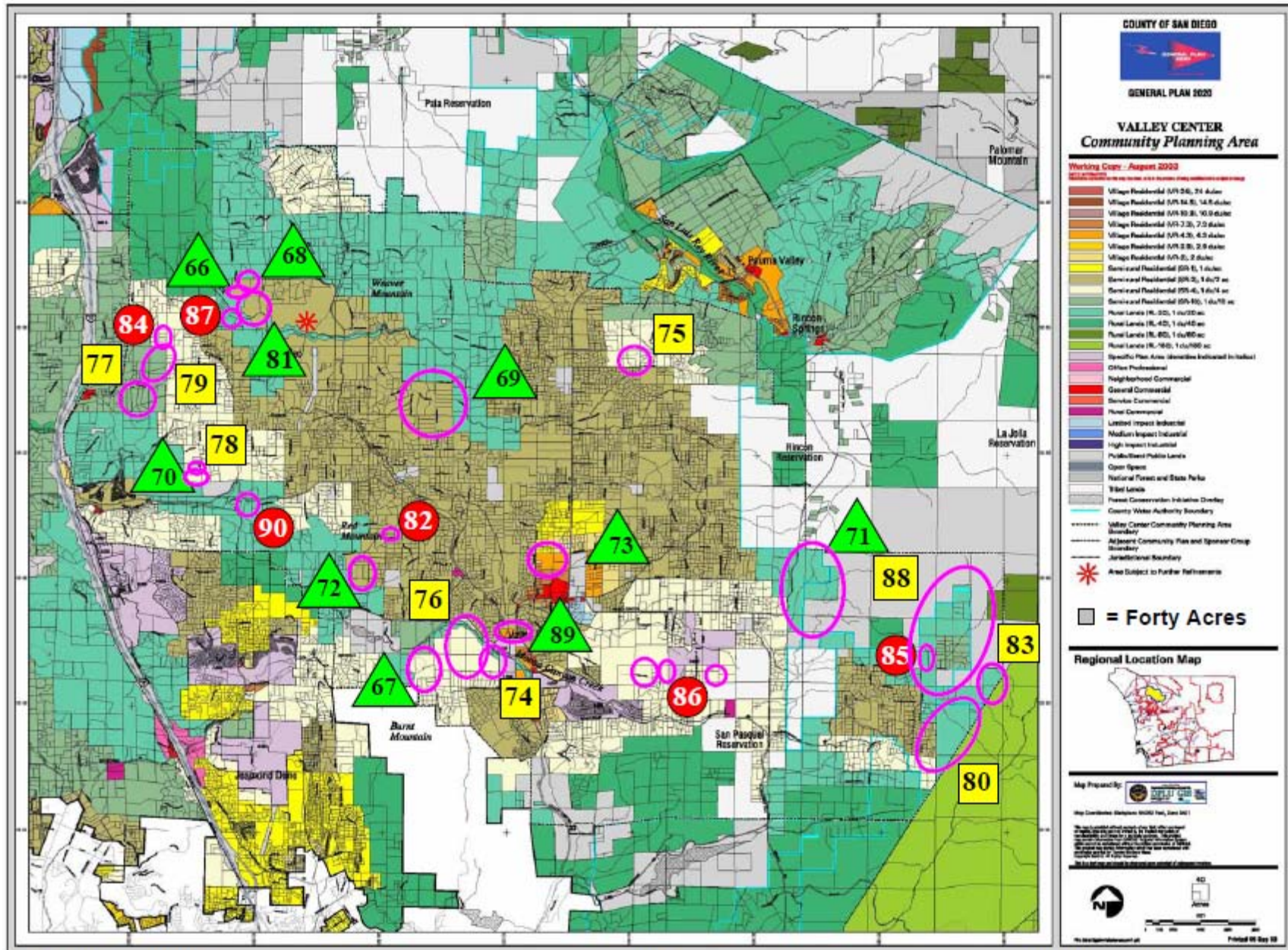
GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
80	<p><i>Bill Fisher</i></p> <p>Inside CWA boundary. Adjacent to Gueijito Ranch, Paradise Mountain area.</p> <ul style="list-style-type: none"> • 250 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Planning Commission:</u> 1 du/10 acres</p>	<p><u>County Staff:</u> COMPROMISE Rural Lands: 1 du/20 acres</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and Regional Land Use Distribution Map • <i>Reduce public costs</i> <ul style="list-style-type: none"> · Referral request would extend Semi-Rural densities further east in the Paradise Mountain area requiring increased public services · Deficient infrastructure and public safety concerns support Rural Lands designation • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Located within a remote area of eastern Valley Center with limited road access · Abuts the Rancho Guejitio (potential edge effects from residential development) • <i>Create a model for community development</i> – requested Semi-Rural density would spread growth into an area that is designated Rural Lands

80	Bill Fisher				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/4 acres	Rural Lands: 1 du/40 acres	
	<u>Key Objectives:</u> <ul style="list-style-type: none"> • Develop an internally consistent general plan • Reduce public costs • Assign densities based on characteristics of the land • Create a model for community development 		<u>Rationale for April 2004 WC:</u> Applying a Semi-Rural density for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map or a potential compromise of 1 du/20 acres. The referral area is located in the eastern Paradise Mountain area of Valley Center. Because ingress and egress into the area is limited, from a public safety standpoint, staff does not support the continuation of current general plan densities. The public cost of providing public infrastructure to this area could not be fully justified given the fact that other areas in Valley Center are better suited for development. The requested residential density could result in negative "edge effects" given the proximity of residential development to the sensitive biological resources found within the Rancho Guejito property ownership. The Rural Lands designation meets the land use framework and planning concepts for GP2020.		
81	Louis Wolfsheimer (Rancho Lilac)				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/2 acres Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/2 acres Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/2 acres Rural Lands: 1 du/20 acres	
82	Todd Ruth				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Semi Rural: 1 du/2 acres	Semi Rural: 1 du/2 acres	Semi Rural: 1 du/2 acres	Semi Rural: 1 du/2 acres	

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
85	<p><i>Michelle Chiaro</i></p> <p>Located in the Hellhole Canyon Preserve area, on the northern portion of Kiavo Rd.</p> <ul style="list-style-type: none"> 19.92 acres Rural Lands category <p>APN: 189-080-32</p>	1 du/ 4,8,20 acres	1 du/20 acres	1 du/ 4 acres or 1 du/ 10 acres	1 du/ 4 acres	<p>DISAGREE - Retain 1 du/20 acres</p> <ul style="list-style-type: none"> >25% slope located on property Riparian area Natural Upland Habitat, high density development could impact unique and critical biological resources 1 du/4 or 10 acres is not appropriate for the Rural Lands category
86	<p><i>Thure Stedt (representing Stewart Lynch)</i></p> <p>Located between Valley Center Rd and Woods Valley Rd, west of Live Oak Ranch</p> <ul style="list-style-type: none"> 63.44 acres Semi-Rural category <p>APNs: 189-021-06 189-021-10</p>	1 du/2,4 acres	1 du/4 acres	1 du/ 2 acres	1 du/4 acres (specific to properties east of Woods Valley Ranch)	<p>DISAGREE - Retain 1 du/4 acres</p> <ul style="list-style-type: none"> Existing parcelization in the area ranges from 4 acres to 20 acres in size. Semi-Rural density of 1 du/ 4 acres provides a transition of densities between the 1 du/2 acres in the north of Vesper Road and the higher residential densities in the Village areas. 1 du/4 acres provides a buffer between the higher densities approved for the Woods Valley Ranch and Live Oak Ranch Specific Plan Areas located to the west and east (respectively) of the subject parcels



VALLEY CENTER

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North County Communities

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
86	<p><i>Thure Stedt</i> (representing Stewart Lynch)</p> <p>Inside CWA boundary. Between Woods Valley and Valley Center Roads, west of Live Oak Ranch.</p> <ul style="list-style-type: none"> • 63.44 acres • Existing General Plan: 1 du/2.4 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with referral Retain Semi-Rural: <u>1 du/4 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> - Consistent with GP 2020 Planning Concepts, Land Use Framework, Regional Structure Map and the Regional Land Use Distribution Map - Consistent with adjacent development patterns - Provides a logical transition between Village densities to the west and Rural Lands densities to the south • <i>Create a model for community development</i> <ul style="list-style-type: none"> - Referral would produce an isolated pocket of 1 du/2 acres densities in an area designated 1 du/4 acres - Referral request is not consistent with parcelization in the surrounding area, which ranges from 4 to 20-acres in size - Semi-Rural density of 1 du/4 acres provides a buffer between approved higher densities for Woods Valley Ranch (0.62 du/acre) and Live Oak Ranch (0.46) located to the west and east respectively

Community Matrix

ATTACHMENT B

85	Michelle Chiaro and Ron Andes			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/4 acres	Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• Develop an internally consistent general plan• Assign densities based on characteristics of the land• Create a model for community development		<u>Rationale for April 2004 WC:</u> <p>Applying a Semi-Rural density for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map.</p> <p>The referral area is located in the southern portion of the Upper Hellhole Canyon area. Although road access and most public infrastructure are available, the public cost of extending Semi-Rural densities into this area cannot be justified. This area is geographically removed from the established Village areas. Emergency response times in this area are low. Permitting existing general plan densities into this relatively remote area will continue the extension of residential growth in close proximity to environmentally sensitive areas. The northern portion of the parcel contains slopes that are greater than 25 percent and the parcel is located within the proposed North County MSCP area. The Rural Lands designation meets the land use framework and the planning concepts for GP2020.</p>	

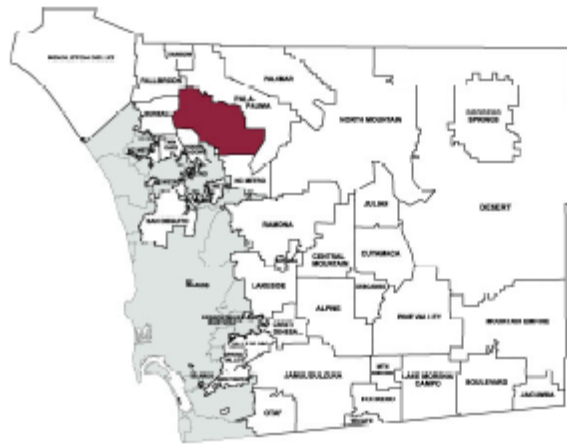
86	Thure Stedt (representing Stewart Lynch)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/4 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• Develop an internally consistent general plan• Create a model for community development		<u>Rationale for April 2004 WC:</u> <p>The requested density would introduce an isolated picket of 1 du/2 acres within a larger area designated as Semi-Rural (1 du/4 acres). The staff recommended density would allow a logical transition of residential densities and maintain the separation between two adjacent Specific Planning Areas and the northern and southern village nodes that is desired by the community.</p>	

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
76	<p><i>Thure Stedt</i> (representing Brook Forest)</p> <p>Located between Betsworth Rd. and Mirar de Valle Rd., west of Orchard Run Specific Plan.</p> <ul style="list-style-type: none"> Approximately 226 acres Rural Lands category <p>APNs: 185-274-08 186-061-01 to 03, 186-210-02, 18, 70</p>	1 du/2,4 acres	1 du/20 acres	1 du/4acres	Specific Plan designation or 1 du/4 acres	<p>COMPROMISE of <u>1 du/4 acres</u> and <u>1 du/20 acres</u> (100 year floodplain areas)</p> <ul style="list-style-type: none"> Active cases (TM 5177RPL, SP 00-001, PAA 02-004) Maintain riparian and mapped floodplain areas (Moosa Canyon Creek) within the 1 du/20 acres designation Areas outside floodplain to reflect 1 du/4 acres
77	<p><i>Mike Fahr</i></p> <p>Located south of Nelson Way, east of I-15; western portion of planning area.</p> <ul style="list-style-type: none"> Total of 75.99 acres Rural Lands category <p>APNs: 129-300-39, 41, 43, 45</p>	1 du/2 acres	1 du/20 acres	1 du/2 acres	None	<p>COMPROMISE of <u>1 du/10 acres</u></p> <ul style="list-style-type: none"> Consistent with existing parcelization in vicinity

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

VALLEY CENTER



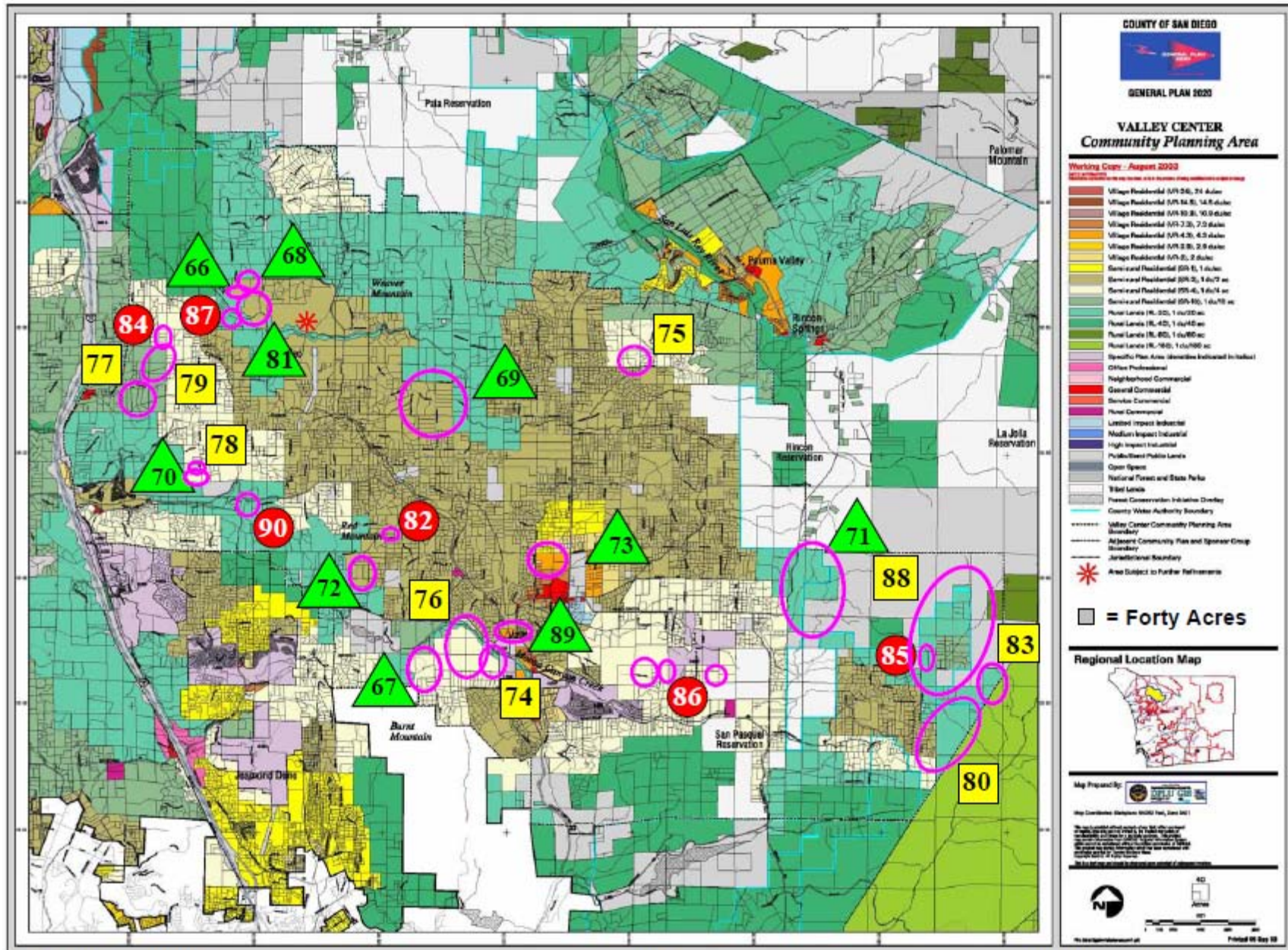
Valley Center had 24 properties referred for further staff evaluation and one that has been withdrawn. Upon completion of additional review, staff has determined that:

- 9 referrals meet the GP2020 concepts and planning principles.
- 9 referrals can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 6 referrals do not meet the GP2020 concepts and planning principles.

All but one of the referrals is located within the CWA boundary. These referrals are generally concentrated in the western, central and eastern portions of the planning area. Nearly all the referrals are requesting Semi-Rural densities that would be equivalent to existing General Plan densities.

For areas where there was an existing pattern of development, staff concurred with the request to change to Semi-Rural densities. Areas where Semi-Rural parcelization does not currently exist or where environmental constraints are present, staff recommends retaining Rural Lands densities.

Four of the referrals are located in the Upper Hellhole/Paradise Mountain area of eastern Valley Center. All of these referrals have requested Semi-Rural densities; staff recommends that these areas retain the Rural Lands densities of 1 du/20 or 1 du/40 acres based on public safety concerns, infrastructure deficiencies, limited vehicular access, and environmental constraints.



VALLEY CENTER

58

North County Communities

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

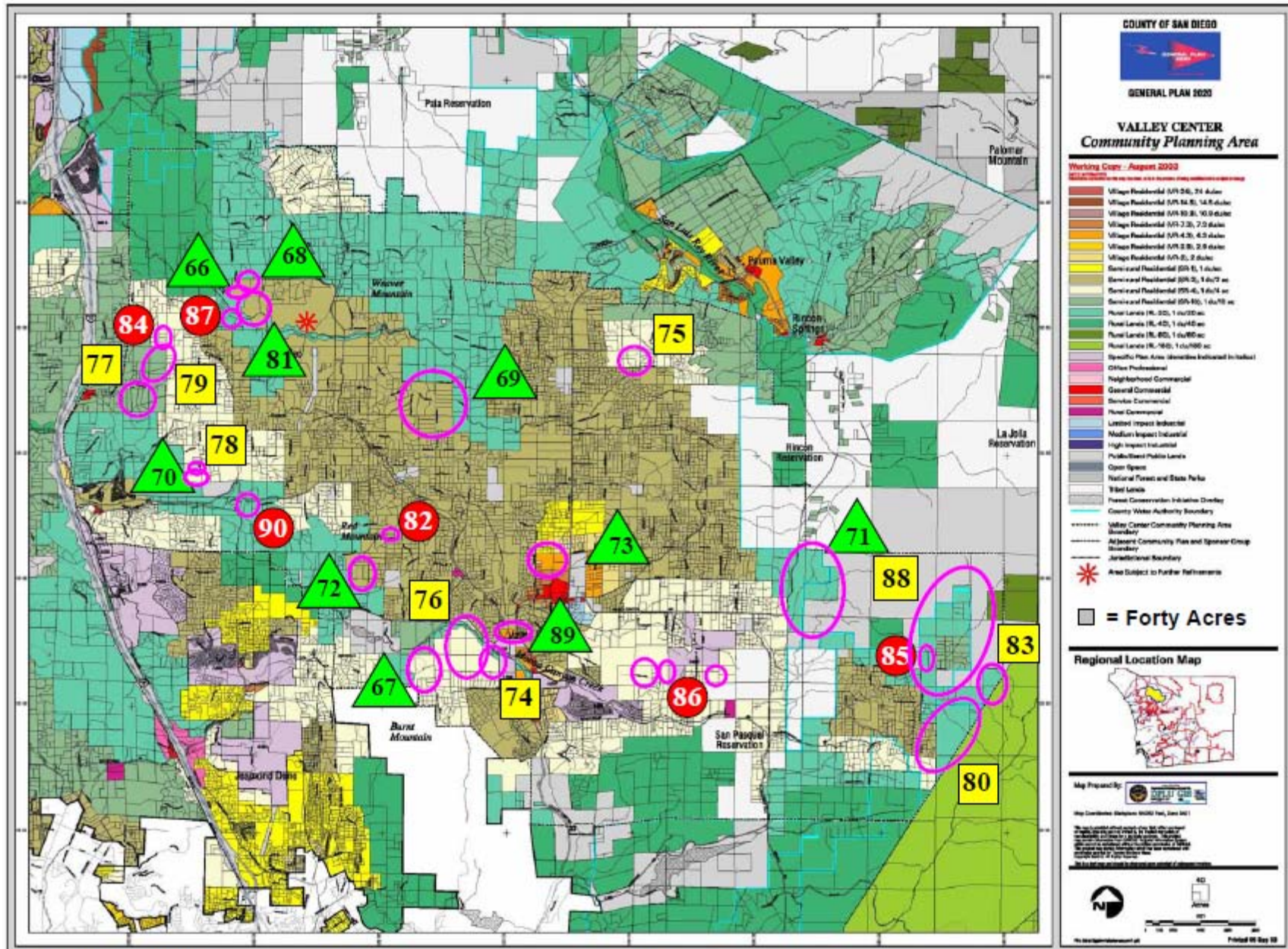
REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
76	<p><i>Thure Stedt</i> (representing Brook Forest)</p> <p>Inside CWA boundary. Between Betsworth Road and Mirar de Valle Road west of Orchard Run Specific Plan.</p> <p>Pipelined TM</p> <ul style="list-style-type: none"> • 226 acres • Existing General Plan: 1 du/2.4 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres or Specific Plan Designation</p> <p><u>Planning Commission:</u> Staff recommendation</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: <u>1 du/4 acres</u> (areas located outside of mapped floodplain) Rural Lands: <u>1 du/20 acres</u> (areas located within mapped floodplain)</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> - Consistent with the application of Semi-Rural density (1 du/4 acres) for areas not constrained by floodplain (Moosa Creek) - Consistent with adjacent development patterns in the surrounding area • <i>Reduce public costs</i> – subject parcels within close proximity to the southern Village area • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> - Subject parcels are generally unconstrained by steep slopes - All mapped floodplain areas are designated with Rural Lands Designation. These areas are generally degraded and are confined to the northern portions of the site • <i>Create a model for community development</i> – Semi-Rural density provides a transition between the subject parcels and the Village densities located to the east • <i>Obtain a broad consensus</i> – consistent with the planning group recommendation
77	<p><i>Mike Fahr</i></p> <p>Inside CWA boundary. South of Nelson Way, east of I-15, western portion of the planning area.</p> <ul style="list-style-type: none"> • 75.99 acres • Existing General Plan: 1 du/2 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: <u>1 du/10 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> - Consistent with existing parcelization in the area - Consistent with densities applied to the County's most productive agricultural areas along Bonsall/Valley Center boundaries • <i>Create a model for community development</i> – provides a transition of densities and a more coherent development pattern

76	Thure Stedt (representing Brook Forest)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/4 acres Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/acre Rural Lands: 1 du/20 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• Develop an internally consistent general plan• Reduce public costs• Assign densities based on characteristics of the land• Create a model for community development		<u>Rationale for April 2004 WC:</u> <p>In order to provide a cohesive gradation of densities outside the southern Village boundary, staff increased the density for the eastern portion of the referral property. The area located within the Moosa Creek floodplain retains the Rural Lands density of 1 du/20 acres. This density has been consistently applied to other floodplain areas in Valley Center and is consistent with the GP2020 planning concepts. Staff also worked with advisory groups to develop consensus on these properties.</p>	

77	Mike Fahr			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/10 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• Develop an internally consistent general plan• Assign densities based on the characteristics of the land		<u>Rationale for April 2004 WC:</u> <p>The southern portion of the referral properties are bisected by a riparian drainage area. This density has been consistently applied to existing agricultural areas throughout the County to meet key GP2020 goals of maintaining an environment conducive to agriculture. This Semi-Rural designation is also consistent with the existing parcelization pattern in the area.</p>	

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
83	<p><i>Thure Stedt</i> (representing Virginia Leishman)</p> <p>Located in the southeastern portion of the planning area (Paradise Mountain Area).</p> <ul style="list-style-type: none"> 55.95 acres Rural Lands category <p>APNs: 191-111-03, 191-180-09</p>	1 du/ 4,8,20 acres	1 du/40 acres	1 du/ 4 acres	None	<p>DISAGREE - Retain <u>1 du/40 acres</u></p> <ul style="list-style-type: none"> Immediately adjacent to Rancho Guejito (potential edge effects from residential development) Surrounded on three sides by Public/Semi-Public Lands (BLM) Upland habitat area Close to Hellhole Canyon Open Space Preserve Located outside of the County Water Authority boundary
84	<p><i>Thure Stedt</i> (representing Jackson-Burgener Properties)</p> <p>Located south of Covey Ln, east of I-15 in the western portion of planning area.</p> <ul style="list-style-type: none"> Approximately 20 acres total Semi-Rural category <p>APNs: 128-290-54 to 57</p>	1 du/2,4 acres	1 du/4 acres	1 du/ 2 acres	None	<p>DISAGREE - Retain <u>1 du/4 acres</u></p> <ul style="list-style-type: none"> Slopes >25% exist on the parcels Adjacent to 1 du/20 acres on southernmost parcel Changing density would create "island"



VALLEY CENTER

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North County Communities

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
83	<p><i>Thure Stedt</i> (representing Virginia Leishman)</p> <p>Outside CWA boundary. Southeastern portion of the planning area (Paradise Mountain).</p> <ul style="list-style-type: none"> • 55.95 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> 1 du/20 acres</p>	<p><u>County Staff:</u> COMPROMISE Rural Lands: 1 du/20 acres (revised after consideration of Planning Commission recommendation)</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible plan</i> – consistent with GP2020 Planning Concepts, Land Use Framework, Regional Structure Map and the Regional Land Use Distribution Map • <i>Reduce public costs</i> – retain Rural Lands designation due to: <ul style="list-style-type: none"> · Outside CWA boundary · Subject parcels are located in a remote area that has limited infrastructure, limited road access, and would require an extension of essential public services (i.e. law enforcement, fire protection, and emergency services) · Public safety concerns regarding lack of reliable secondary egress road in the event of major emergency or wildfire • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Entire area located within proposed North County MSCP Preapproved Mitigation Area · Proximity to Hellhole Canyon Preserve and Rancho Guejito (potential edge effects from residential development) · Hellhole Canyon is a critical and unique biological resource for Valley Center and the San Diego region • <i>Create a model for community development</i> – requested Semi-Rural density would spread growth into an area that is designated Rural Lands

83	Thure Stedt (representing Virginia Leishman)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/4 acres	Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• Develop an internally consistent general plan• Create a model for community development• Reduce public costs• Assign densities based on characteristics of the land		<u>Rationale for April 2004 WC:</u> <p>Applying a Semi-Rural density for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map or a potential compromise of 1 du/20 acres.</p> <p>The referral area is located in the eastern Paradise Mountain area of Valley Center. This area is primarily accessed by one County-maintained road (Paradise Mountain Road). Because ingress and egress into the area are limited, staff does not support the continuation of existing general plan densities. Public safety issues have become increasingly more important with respect to recent wildfires in the Paradise Mountain area. The public cost of extending services to this area could not be fully justified given the fact that other areas in Valley Center are better suited for development. The Rural Lands designation meets the land use framework and the planning concepts for GP2020.</p>	

84	Thure Stedt (representing Jackson, Burgener Properties)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/4 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• Develop an internally consistent general plan• Create a model for community development		<u>Rationale for April 2004 WC:</u> <p>A higher density would create an isolated pocket of 1 du/2 acres in an area designated with Semi-Rural densities of 1 du/4 acres. The April 2004 Working Copy map density provides consistency with the surrounding designations.</p>	

Valley Center Town Center

Key Issues

- Significant traffic congestion already exists in Valley Center, especially along Valley Center Road where a road-widening project is underway. The increased residential densities typical in village areas will most likely exacerbate traffic problems. An expanded road network needs to be an integral part of any plans to increase densities in the villages.
- The northern village and most of the southern village are not currently served by sewer, but sewer is required to achieve village densities. A comprehensive plan to provide sewer needs to be included in further planning efforts.

Planning Process

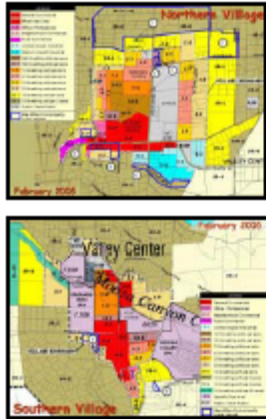


Workshop participants provided input on three different concepts for each village

The planning process that refined the special study areas followed four workshops conducted in 2003 to assist the community identify the desired character for the villages. The process included:

- *Kick-Off Meeting* — A kick-off meeting conducted last August to begin the planning process to develop a general plan level concept for each village.
- *Workshops* — Two workshops were conducted where staff presented opportunity and constraints and land use analysis, planning concepts, several concepts plans for each village. Community members provided input, enabling staff to select then refine a preferred concept.
- *Planning Group* — The Planning Group remained highly involved during the entire process. Town center planning issues were addressed during several planning group and subcommittee meetings. In addition, many planning group members attended the two workshops.
- *Other Outreach* — To inform affected property owners, village concept plans were published in the Valley Roadrunner newspaper. Separate meetings were held with interested property owners to solicit their input and develop further consensus.

Recommended Plan Maps



Over the five-month planning process staff consistently prepared map concepts reflecting community input. Staff recommended concepts for the northern and southern villages areas are shown as Figures VC-1 and VC-2. The projected buildout population figures for each village, along with the remainder of the Valley Center community are shown in Table 1 below.

Table 1: Village Population Projections

Area	Dwelling Units		Projected Population
	Existing	Future	
North Village	396	1,382	5,119
South Village	237	1,172	4,056
Remaining Community	4,081	5,231	28,887
Total Community	4,714	7,785	38,061

Planning Criteria

- Each village footprint should be compact and clearly defined, surrounded by patterns of semi-rural and rural development
- Moving away from the village center, densities should taper from high to low and the difference in densities between adjacent parcels should not be higher than 400 percent
- Avoid strip commercial development patterns while retaining values for existing commercial property owners
- Establish a road network that accommodates increased densities in the village by dispersing traffic patterns
- Provide a district to accommodate industrial land uses

Additional Information

The town center planning accomplished for Valley Center thus far is still at the general plan level. Further planning is necessary that would identify a comprehensive circulation network, required infrastructure, design guidelines, and implementation tools.

The following matrices identify property owners that made specific requests during the planning process. A rationale is provided when the staff recommendation is inconsistent with property owner requests.

Valley Center – Town Center (Northern Village)

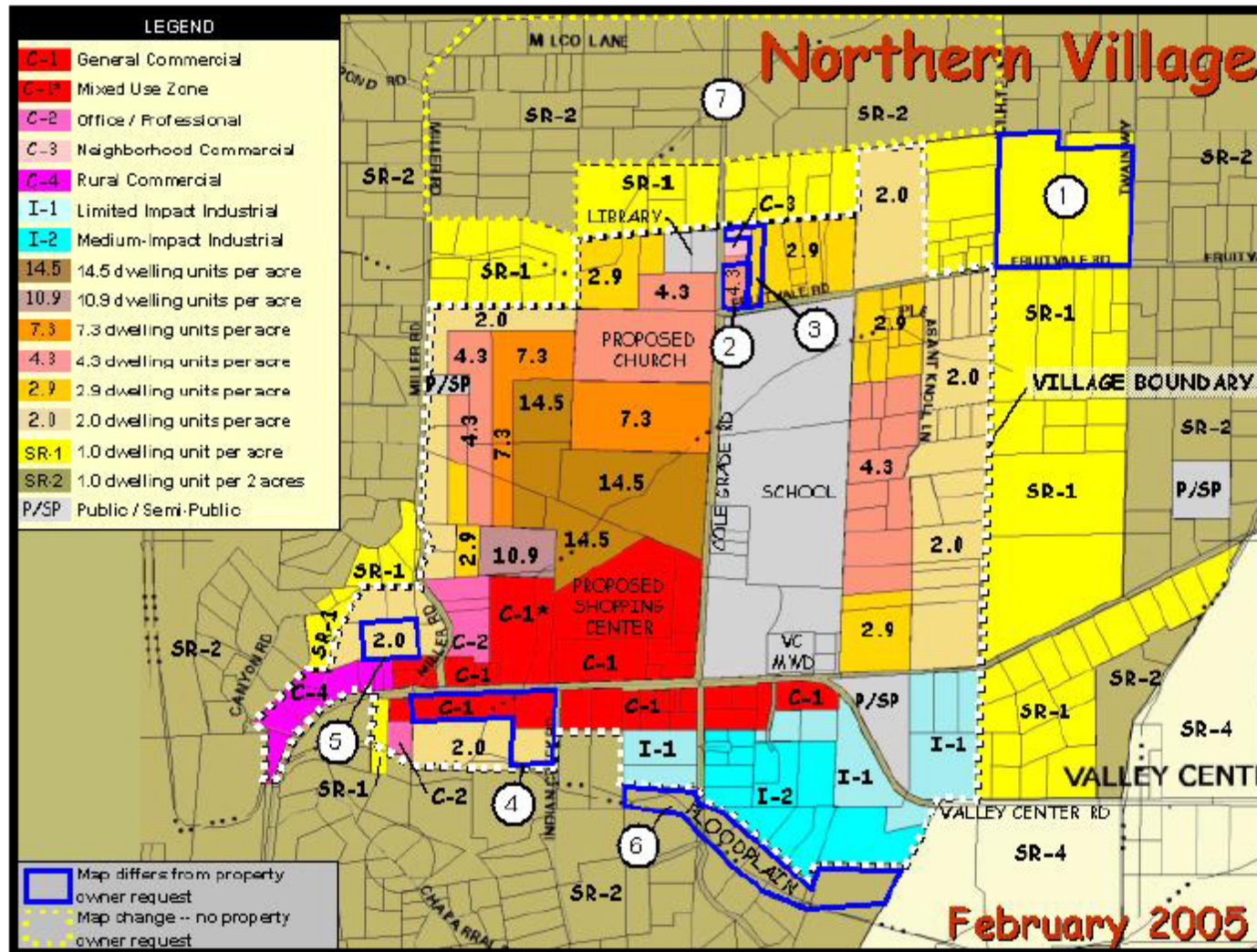


Figure VC-1

Property Owner Requests Inconsistent with Staff Recommendations

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(SR-1) Semi-Rural Residential	(SR-1) Semi-Rural Residential	(VR-2.9) Village Residential (Chipman)	<i>Total Area:</i> 35.46 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> • Support community endorsed concept for concentrated village, surrounded by semi-rural land uses • Staff supports Planning Group recommendation
2	(VR-4.3) Village Residential	(VR-4.3) Village Residential	(C-3) Neighborhood Commercial (Hedges)	<i>Total Area:</i> 2.18 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> • Commercial development is concentrated in the village center, less than one mile away • Additional commercial not support by projected need • Staff supports Planning Group recommendation • Town center circulation plan redirects traffic away from site

LEGEND

- C-1 General Commercial
- C-1* Mixed Use Zone
- C-2 Office / Professional
- C-3 Neighborhood Commercial
- C-4 Rural Commercial
- I-1 Limited Impact Industrial
- I-2 Medium-Impact Industrial
- 14.5 14.5 dwelling units per acre
- 10.9 10.9 dwelling units per acre
- 7.3 7.3 dwelling units per acre
- 4.3 4.3 dwelling units per acre
- 2.9 2.9 dwelling units per acre
- 2.0 2.0 dwelling units per acre
- SR-1 1.0 dwelling unit per acre
- SR-2 1.0 dwelling unit per 2 acres
- P/SP Public / Semi-Public

Map Symbols:

- Map differs from property owner request
- Map change -- no property owner request

Map Labels:

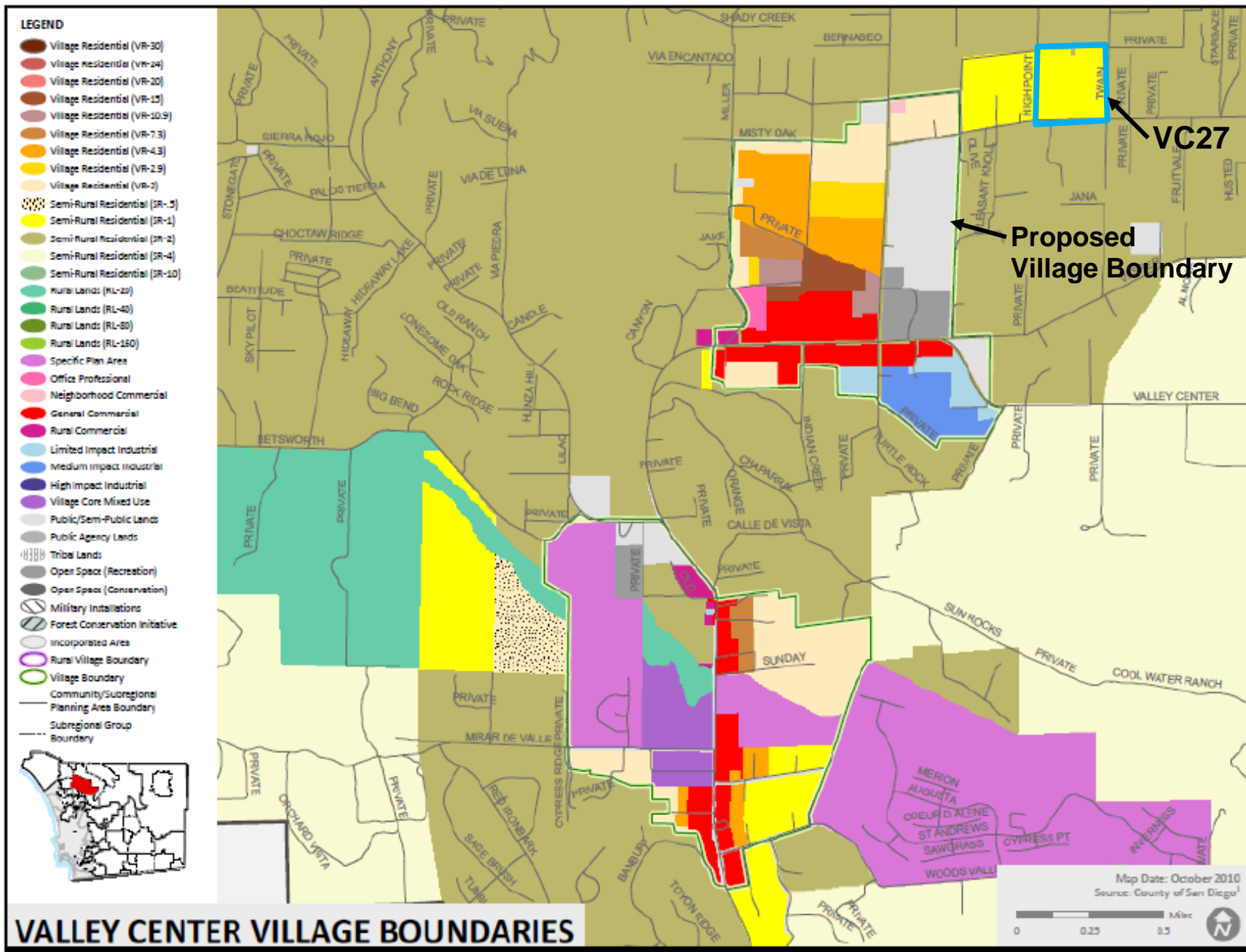
- Northern Village
- Village Boundary
- Valley Center
- SR-1, SR-2, C-1, C-2, C-3, C-4, I-1, I-2
- PROPOSED CHURCH
- PROPOSED SHOPPING CENTER
- SCHOOL
- LIBRARY
- FRUITVALE RD
- ASANT KNOLL LN
- COLE GRADE RD
- VALLEY CENTER RD
- FLOODPLAIN
- CHAPARRAL
- INDIAN
- CANYON RD
- MILLER RD
- MILCO LANE

April 2005

North County Communities

Property Owner Requests Inconsistent with Staff Recommendations

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
13	<u>Staff</u> (SR-1) Semi-Rural Residential <u>Planning Commission</u> Concur with staff	(SR-1) Semi-Rural Residential	(VR-2.9) Village Residential (Chipman)	Total Area: 35.46 acres Current Use: Undeveloped Existing GP: (17) Estate Residential	<ul style="list-style-type: none"> Support community endorsed concept for concentrated village, surrounded by semi-rural land uses Staff supports Planning Group recommendation
14	<u>Staff</u> (VR-4.3) Village Residential <u>Planning Commission</u> Concur with staff	(VR-4.3) Village Residential	(C-3) Neighborhood Commercial (Hedges)	Total Area: 2.18 acres Current Use: Undeveloped Existing GP: (17) Estate Residential	<ul style="list-style-type: none"> Commercial development is concentrated in the village center, less than one mile away Additional commercial land uses are not supported by projected needs Staff supports Planning Group recommendation Town center circulation plan would redirect traffic away from site



San Diego County General Plan

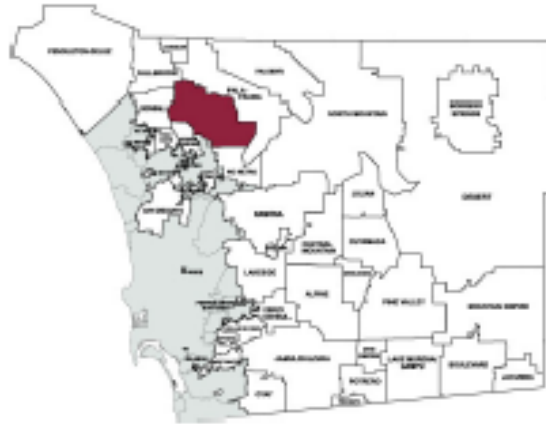
Figure 3

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
87	<p><i>Thure Stedt</i> (representing <i>Stewart Lynch</i>)</p> <p>Located off of West Lilac and Running Creek Road; east of I-15</p> <ul style="list-style-type: none"> 12.60 acres Rural Lands category <p>APNs: 128-522-30</p>	Specific Plan	1 du/20 acres	1 du/2 acres	Support 1 du/4 acres	<p>DISAGREE - Retain 1 du/20 acres</p> <ul style="list-style-type: none"> Request is not consistent with Rural Lands Category Request would create an island within the 1 du/20 land use designation Proximity to Keyes Creek (riparian area) Natural Upland habitat
88	<p><i>Deirdre Casparian and Joseph Tanalski</i> (representing <i>United Landowners of Upper Hellhole Canyon</i>)</p> <p>Located adjacent to and south of the Hellhole Canyon Preserve.</p> <ul style="list-style-type: none"> Approximately 455 acres Rural Lands category <p>APNs: 191-060-11, 12, 14 to 17 191-110-01, 02 189-080-03, 04</p>	1 du/4,8,20 acres	1 du/40 acres	1 du/4 or 10 acres	1 du/4 acres	<p>DISAGREE - Retain 1 du/40 acres</p> <ul style="list-style-type: none"> >25% slope located on property Close to Riparian area Natural Upland Habitat, high density development could impact unique and critical biological resources 1 du/4 or 10 acres is not appropriate for the Rural Lands category

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

VALLEY CENTER



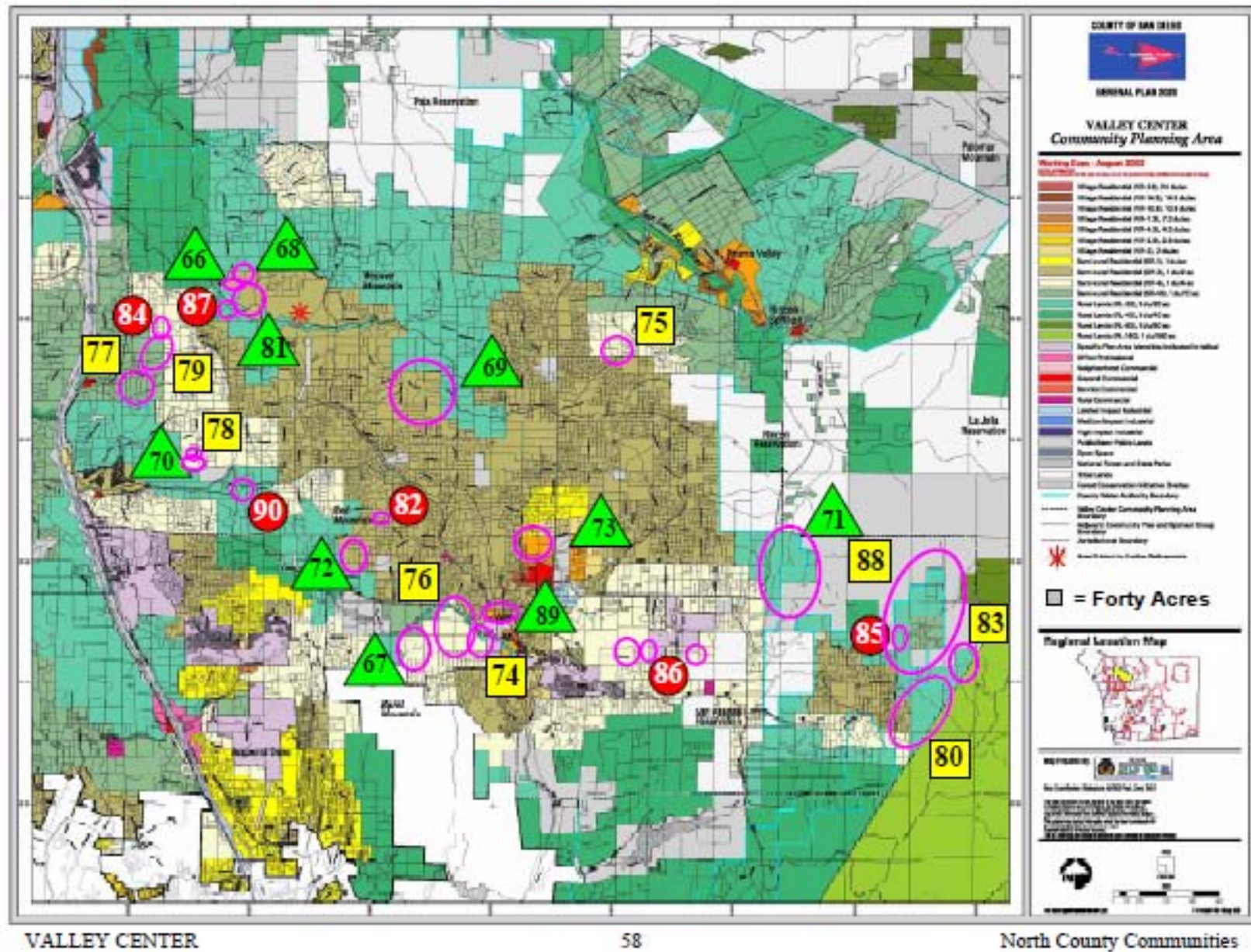
Valley Center had 24 properties referred for further staff evaluation and one that has been withdrawn. Upon completion of additional review, staff has determined that:

- 9 referrals meet the GP2020 concepts and planning principles.
- 9 referrals can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 6 referrals do not meet the GP2020 concepts and planning principles.

All but one of the referrals is located within the CWA boundary. These referrals are generally concentrated in the western, central and eastern portions of the planning area. Nearly all the referrals are requesting Semi-Rural densities that would be equivalent to existing General Plan densities.

For areas where there was an existing pattern of development, staff concurred with the request to change to Semi-Rural densities. Areas where Semi-Rural parcelization does not currently exist or where environmental constraints are present, staff recommends retaining Rural Lands densities.

Four of the referrals are located in the Upper Hellhole/Paradise Mountain area of eastern Valley Center. All of these referrals have requested Semi-Rural densities; staff recommends that these areas retain the Rural Lands densities of 1 du/20 or 1 du/40 acres based on public safety concerns, infrastructure deficiencies, limited vehicular access, and environmental constraints.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
88	<p><i>Deirdre Casparian and Joseph Tanalski (representing United Landowners of Upper Hellhole Canyon)</i></p> <p>Inside CWA boundary. Adjacent to and south of the Hellhole Canyon Preserve.</p> <ul style="list-style-type: none"> Approximately 320 acres Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres or 1 du/10 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Planning Commission:</u> 1 du/40 acres (northern portion) 1 du/20 acres (southern portion)</p>	<p><u>County Staff:</u> COMPROMISE Retain Rural Lands for Upper Hellhole region: <u>1 du/20 acres</u></p> <p>(revised after consideration of Planning Commission recommendation)</p>	<ul style="list-style-type: none"> Develop a legally defensible plan – consistent with GP2020 Planning Concepts, Land Use Framework, Regional Structure Map and the Regional Land Use Distribution Map Reduce public costs – retain Rural Lands designation due to: <ul style="list-style-type: none"> Area is remote with limited infrastructure and road access, and would require an extension of essential public services (i.e.: law enforcement, fire protection, and emergency medical) Assign densities based on characteristics of the land <ul style="list-style-type: none"> Upper Hellhole is surrounded on three sides by public/semi-public lands Entire area located within proposed North County MSCP Preapproved Mitigation Area Proximity to Hellhole Canyon Preserve and Rancho Guejito (potential edge effects from residential development) Hellhole Canyon is a critical and unique biological resource for Valley Center and the San Diego region Limited road access that crosses a drainage area Public safety concerns and evacuation of residents problematic due to lack of reliable secondary egress road in the event of major emergency or wildfire Create a model for community development – requested Semi-Rural density would spread growth into an area designated as Rural Lands

87	Thure Stedt (representing Stewart Lynch)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/2 acres	Rural Lands: 1 du/20 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none">• Develop an internally consistent general plan• Assign densities based on characteristics of the land• Create a model for community development		The requested density would introduce an isolated pocket of 1 du/2 acres within a larger identified area designated as Rural Lands (1 du/20 acres). The referral area is located south of Keys Creek in an important biological corridor that is part of the proposed North County MSCP preserve area. The April 2004 Working Copy map density is consistent with the surrounding designations.	

88	Deirdre Casparian and Joseph Tanakski (representing United Landowners of Upper Hellhole Canyon)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/4 acres	Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none">• Develop an internally consistent general plan• Assign densities based on characteristics of the land• Create a model for community development		Applying a Semi-Rural density for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map or a potential compromise of 1 du/20 acres.	
	BLM Lands and the Hellhole Canyon Preserve surround the Upper Hellhole Canyon area of Valley Center on three sides. Direct road access into the area is via an unimproved road (Hell Creek Road). Although the entire area lies within the CWA boundary, public infrastructure costs to develop this area at the requested densities are not justified given the remoteness from existing infrastructure (including paved roads). Emergency response times in this area are low, and recent events have reinforced the need to provide safe fire escape routes for more remote areas. The entire referral area is located within the proposed North County MSCP area. The Rural Lands designation meets the land use framework and the planning concepts for GP2020.			

Valley Center – Town Center (Northern Village)

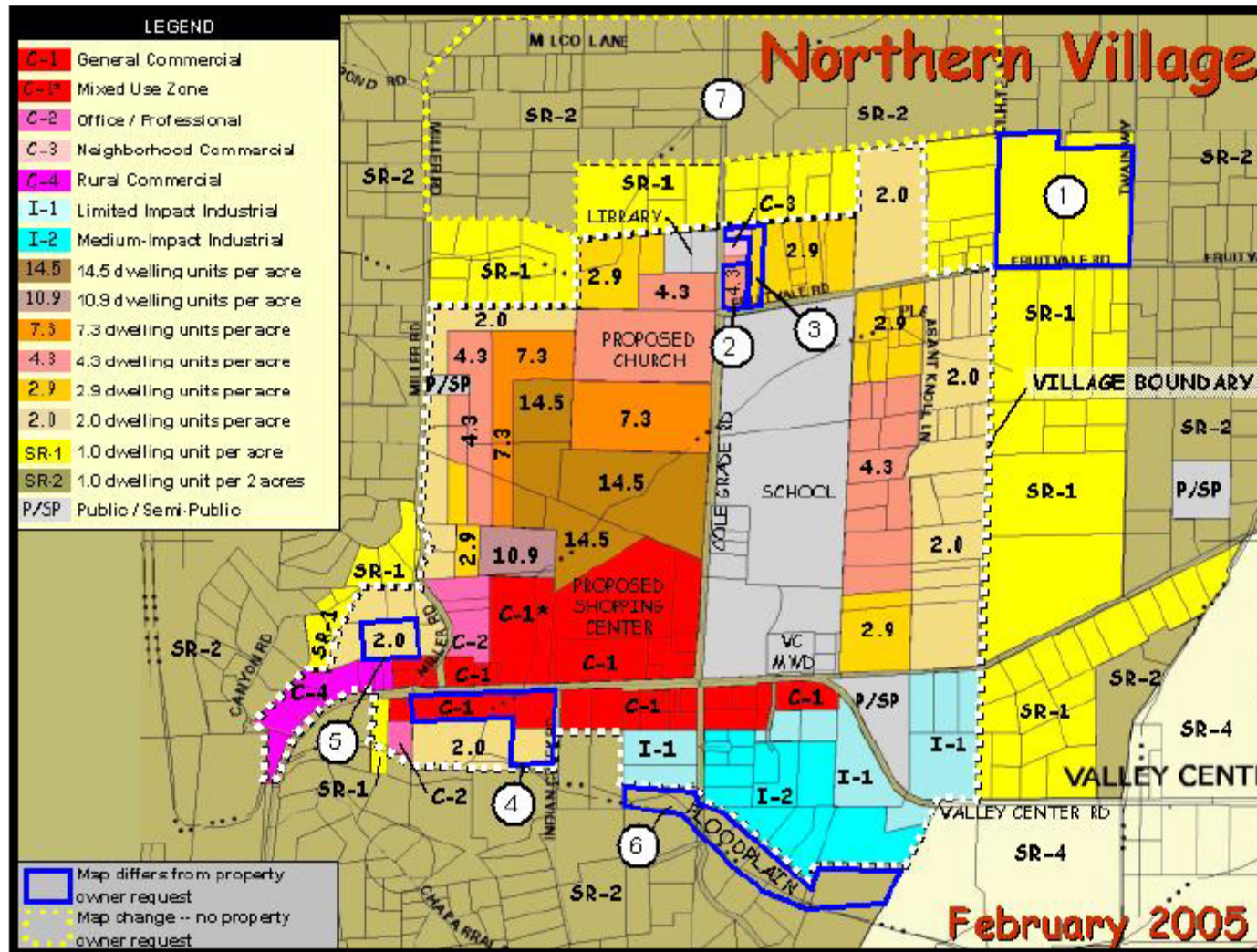


Figure VC-1

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
5	(VR-2) Village Residential	(VR-2) Village Residential	(VR-2) Village Residential or higher density so that more affordable housing can be built (Stephens)	<i>Total Area:</i> 4.11 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (3) Residential	<ul style="list-style-type: none"> • Located on fringe of village, compatible with surrounding land uses • Access would improve with construction of road proposed in the concept plan along southern boundary of parcel • Staff supports Planning Group recommendation
6	(SR-2) Semi-Rural Residential	(I-2) Medium Impact Industrial for all affected parcels	(I-2) Medium Impact Industrial (Tinch)	<i>Total Area:</i> Approx. 14 acres <i>Current Use:</i> Aggregate supply company, warehouse storage <i>Existing GP:</i> (15) Limited Impact Industrial	<ul style="list-style-type: none"> • Property is in the floodway/floodplain • Previously, County mistakenly allowed development to occur • Changing designation would make current uses legal, non-conforming — uses could continue indefinitely, but expansion would be precluded

Special Study Area

ATTACHMENT E

Valley Center Town Center (Northern Village)

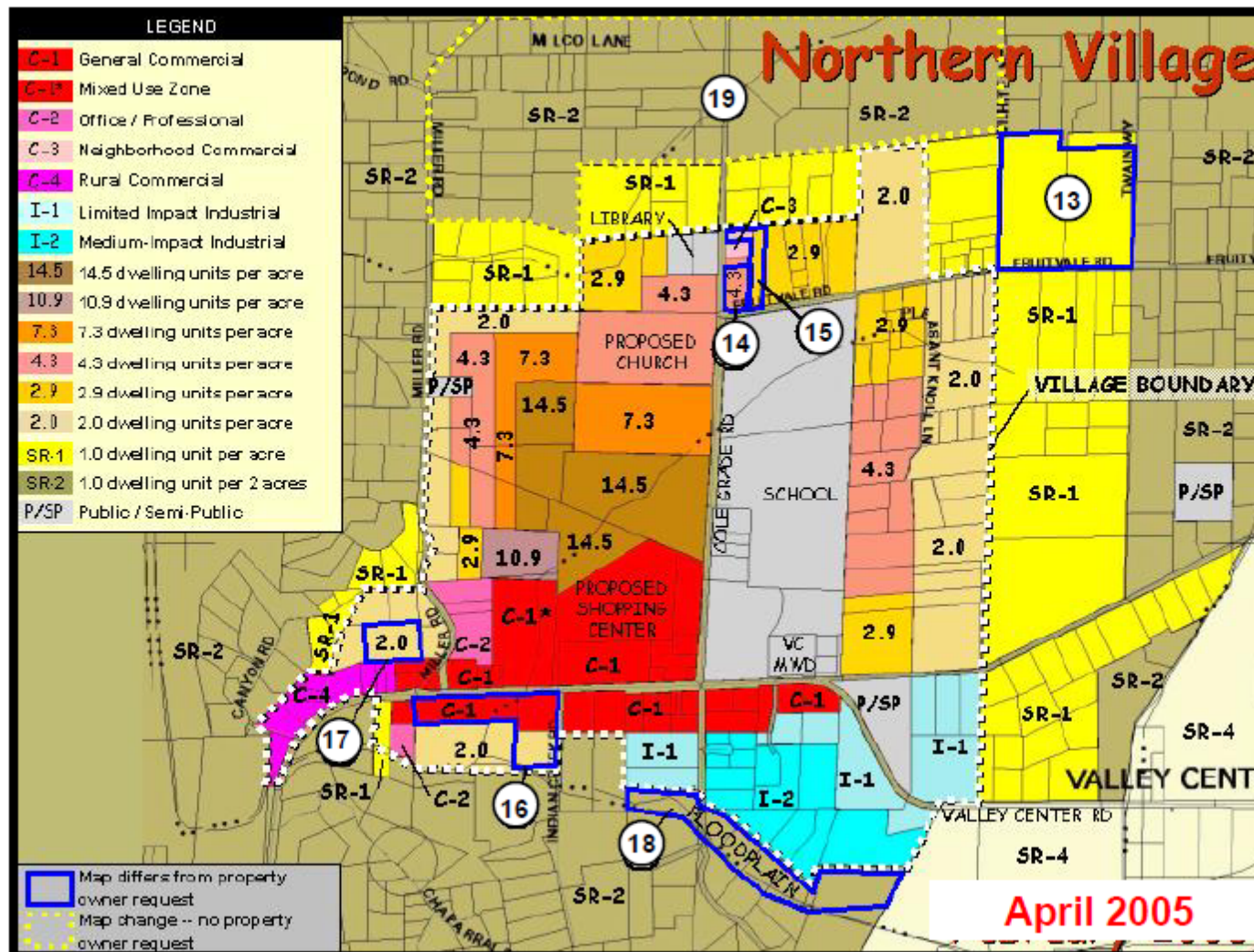


Figure VC-1

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
17	<u>Staff</u> (VR-2) Village Residential <u>Planning Commission</u> Concur with staff	(VR-2) Village Residential	(VR-2) Village Residential or higher density (Stephens)	Total Area: 4.11 acres Current Use: Undeveloped Existing GP: (3) Residential	<ul style="list-style-type: none"> • Located on fringe of village, compatible with surrounding land uses • Access would improve with construction of a road proposed along southern boundary of parcel by the concept village circulation plan • Staff supports Planning Group recommendation
18	<u>Staff</u> (SR-2) Semi-Rural Residential <u>Planning Commission</u> Concur with staff	(I-2) Medium Impact Industrial for all affected parcels	(I-2) Medium Impact Industrial (Tinch)	Total Area: Approx. 14 acres Current Use: Aggregate supply company, warehouse, storage Existing GP: (15) Limited Impact Industrial	<ul style="list-style-type: none"> • Property is in the floodway/floodplain • Previous County staff mistakenly approved development in this area • Residential designation is consistent with other areas in floodplains • Changing to a Residential designation would make current uses legal, non-conforming — uses could continue indefinitely, but expansion would be precluded